

**COVER SHEET No. 1
PLANNING COMMISSION HEARING
AUGUST 25, 2023
ITEM No. 1**

SUBJECT: CONTINUED ITEM BELMONT VILLAGE SENIOR LIVING – PDS2022-MUP-22-004

On July 14, 2023, the Planning Commission received a request for continuance of Item No. 3 – Belmont Village Senior Living (Project) from the applicant for the Project. The Planning Commission continued the item to a date certain of August 25, 2023. The Project has been placed on the Planning Commission Hearing Agenda for August 25, 2023 as Item No. 1. The dates of the staff hearing report and attached documents have been updated to reflect the new Planning Commission Hearing date of August 25, 2023. No changes to the Project are proposed as a result of the continuance of the item.



The County of San Diego

Planning Commission Hearing Report

Date:	August 25, 2023	Case/File No.:	Belmont Village Senior Living; PDS2022-MUP-22-004; PDS2022-ER-95-08-021WXZ
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Major Use Permit for a Group Care Facility
Time:	9:00 a.m.	Location:	Northwest of the Camino Del Sur/Old Course Road Intersection
Agenda Item:	#1	General Plan:	Specific Plan Area (SPA) - Santa Fe Valley Specific Plan
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Specific Plan (S88)
Applicant/Owner:	Andrew Gerber on behalf of RSF Old Course Road, LLC. / McCrink Ranch EJM, LLC, et. al.	Community:	San Dieguito Community Plan Area
Environmental:	CEQA § 15164 Addendum	APN:	267-061-31-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (MUP) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Belmont Village Senior Living (Project) includes a request for the construction of a 200-unit State licensed group care facility with associated amenities, landscaping, and parking. The group care facility will provide a range of assisted living services ranging from mostly independent living to memory care as well as meals, nursing care as needed, housekeeping, and transportation for residents of the facility. The Project is located on an approximately 7.1-acre parcel within the Santa Fe Valley Specific Planning Area within the San Dieguito Community Planning Area.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and found the Project to be consistent with the inclusion of conditions in the Project Form of Decision (Attachment B). The Planning Commission is asked to consider the Project and either approve the Project as

submitted, approve the Project with modifications, or deny the Project. Based on the analysis of the Project, the required findings can be made, and staff recommends approval of the Project.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the Project for a group care facility, determine if the required findings can be made and, if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which concludes that the previously adopted Environmental Impact Report (EIR) is adequate with an Addendum.
- b. Approve MUP PDS2022-MUP-22-004 make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

In December of 1995, the Board of Supervisors certified an Environmental Impact Report (EIR) and adopted the Santa Fe Valley Specific Plan. The Santa Fe Valley Specific Plan covers approximately 3,164 acres which includes a maximum of 1,200 residential units, open space, golf courses, and civic uses. The Santa Fe Valley Specific Plan has mostly been built out with several Tentative Maps and Site Plans being approved for residential uses as well as the development of the Maranatha Christian Schools near the Project site. The Project site is located within the southeast corner of Planning Area III of the Santa Fe Valley Specific Plan. The approximately 7.1-acre parcel is designated for the Group Care use type with a maximum of 200 beds and rooms for residents of the group care facility upon approval of a Major Use Permit. The property was created by Tentative Map 5069, and Final Map 16031 which was recorded in June of 2015. Since approval of the Final Map, the project site and adjacent properties have been graded under an approved Major Grading Permit (L-15602). Approximately 30 single-family residences have been constructed along the northern and western portions of the project site in the last four years.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located within the Santa Fe Valley Specific Plan of the San Dieguito Community Planning Area on an approximately 7.1-acre parcel (Figures 1 and 2). The 7.1-acre parcel has been graded and is currently vacant with a slope located along the southern boundary of the property ranging from 15 to 35 feet in height. The 4S Ranch Specific Planning Area is located approximately one mile east of the site and the jurisdictional boundaries of the City of San Diego are located directly south of the site. The Maranatha Christian Schools is located east of the Project site across Old Course Road. Del Dios Highway and Lake Hodges are located over a mile and a half north of the Project. Access to the Project is provided by two driveways connecting to Old Course Road, a privately-maintained road, which ultimately connects to Camino Del Sur, a public road within the City of San Diego.

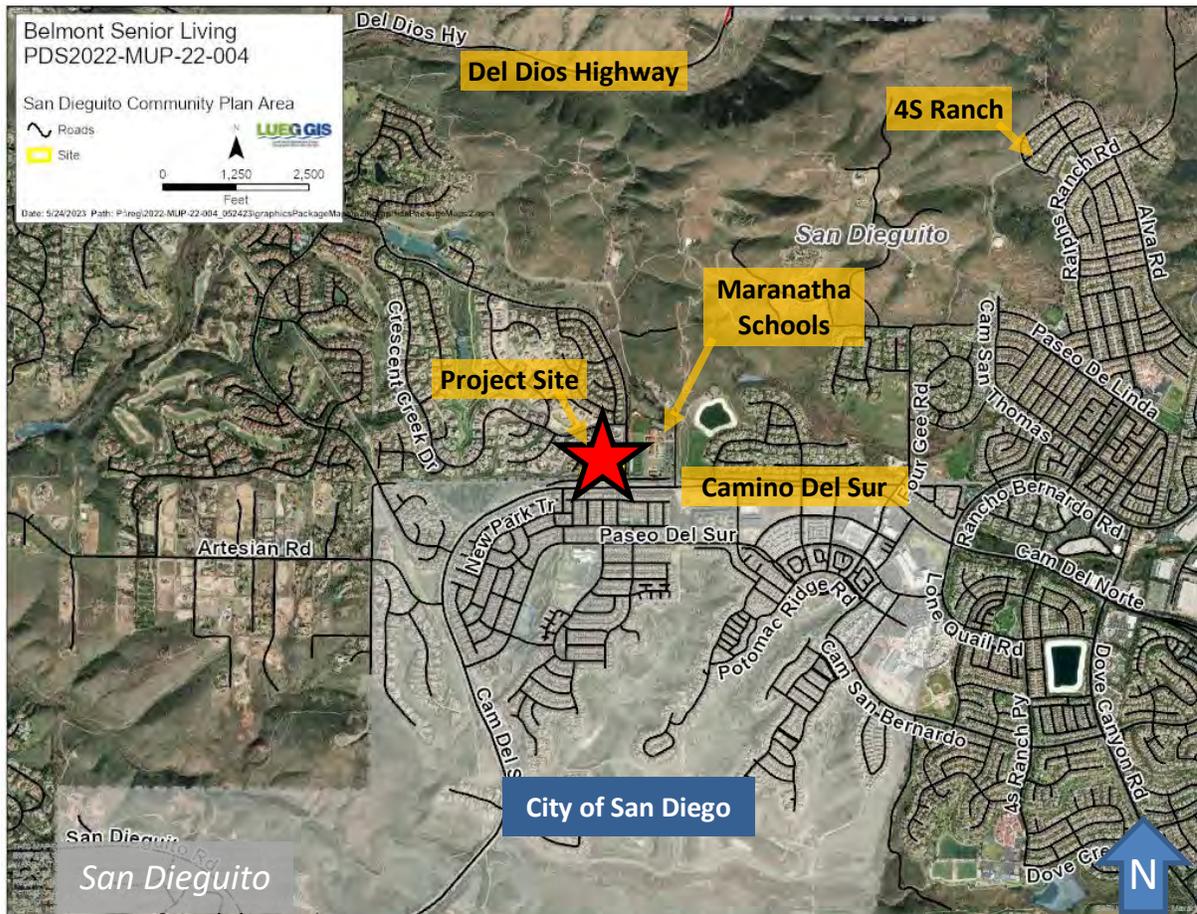


Figure 1: Vicinity Map

The General Plan Regional Category for the site is Semi-Rural, and the General Plan Land Use Designation is Specific Planning Area (SPA). The Semi-Rural Residential Land Use Designation is intended to allow for low density residential uses, golf courses and other recreational activities, and community-oriented uses on larger properties after careful consideration of environmental impacts and community character. The Specific Planning Area Land Use Designation implements the Santa Fe Valley Specific Plan Area which designates the property for a Group Care use upon approval of a Major Use Permit. Group Care involves uses that provide services to a number of individuals that are licensed by the State including assisted living facilities and residential care facilities for the elderly. Zoning for the site is Specific Plan (S88). All primary and accessory uses (i.e. project amenities) proposed for the Project are allowed on the project site upon approval of a Major Use Permit.

Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

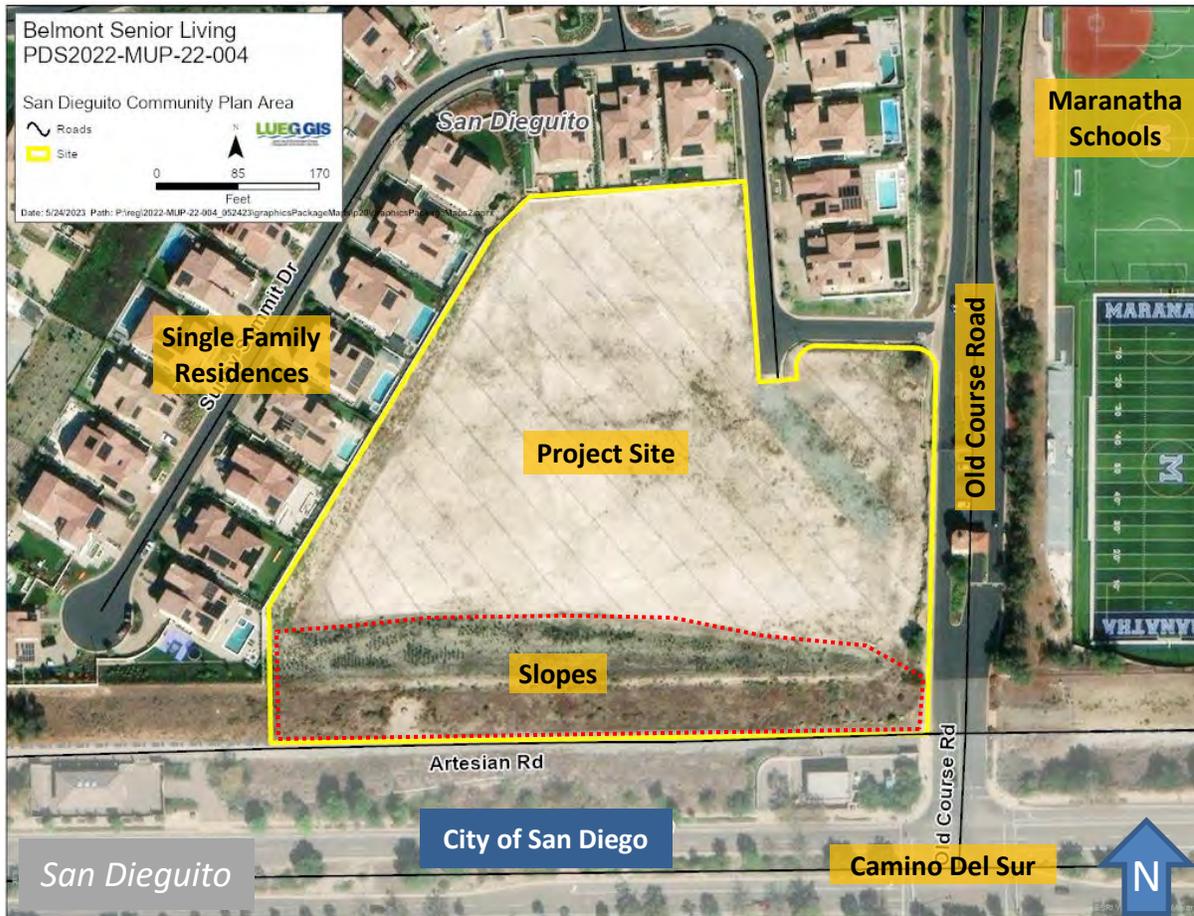


Figure 2: Vicinity Map (Closer Extent)

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Specific Plan Area	Specific Planning Area (S88), Rural Residential (RR)	Old Course Road, Sunny Summit Drive	Residential
East	Specific Plan Area	Specific Planning Area (S88), Variable Family Residential (RV), Open Space (S80)	Old Course Road, Sunny Summit Drive	Maranatha Christian Schools
South	N/A, City of San Diego	N/A, City of San Diego	Camino Del Sur	Residential, City of San Diego
West	Specific Plan Area	Specific Planning Area (S88), Rural Residential (RR)	Sunny Summit Drive	Residential

E. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a MUP for the construction of a 200-unit group care facility known as Belmont Village Senior Living (Project). The group care facility requires licensing by the State to be defined as a Residential Care Facility for the Elderly (RCFE). The group care facility will provide services ranging from independent living and transitioning to memory care. The Project will be required to conform with licensing requirements defined by the State for operations of the Project.

The units would be divided between a main building and detached cottages. The main building consists of a three-story structure containing 185 units as well as amenities such as a group kitchen, fitness center, library, and salon. A stairwell tower on the main building reaches a maximum height of approximately 48-feet while the majority of the main building varies in height from 37 to 42 feet. A courtyard including a pool is located in the center of the main building area. The amenities will only be available to the residents and guests of the Project. The remaining 15 units would be located within six detached cottages. The remaining 15 units will be used for independent living. Three of the cottages would have three units and three of the cottages would have two units (Figure 3). The detached cottages are single story and range in height from 14 to 15 feet.

The Project proposes 127 total parking spaces with the majority of spaces being located within a 105-parking space underground garage. The remaining 22 spaces would be located throughout the Project site as well as adjacent to the detached cottages. The largest work shift would contain a maximum of 50 employees to operate the site during day shifts with approximately 15 employees operating evening shifts. Day shifts will run from 6:30 a.m. to 2:30 p.m. while two evening shifts will run between 2:30 p.m. to 6:30 a.m. The Project includes minimal outdoor events including small picnic and food gatherings in the Project courtyard during holidays. No outdoor speakers are proposed for operations of these events.

Earthwork for the project consists of 46,590 cubic yards of cut and 2,649 cubic yards of fill with 43,941 cubic yards of material being exported. The majority of grading required for the site involves the construction of the underground parking garage. The Project proposes the construction of an employee service entrance connecting to Old Course Road on the southeastern corner of the site. The construction of the employee service entrance will require re-striping to accommodate turn lanes connecting to Camino Del Sur and the conceptual design of the re-striping has been reviewed and approved by the City of San Diego.

Please refer to Attachment A – Planning Documentation, to view the Plot Plans, Elevations, Preliminary Grading Plans, and Conceptual Landscape Plans.



Figure 3: Proposed Project layout



Figure 4: Photo-simulations of main building entrance area looking southwest at site

F. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the San Dieguito Community Plan, the County Zoning Ordinance, and CEQA Guidelines. A discussion of the Project's consistency with applicable codes, policies, and ordinances, is described on the following pages.

1. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the San Dieguito Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with other applicable County regulations?
- e. Does the project comply with CEQA?

2. Analysis

Major Use Permit and D3 Special Area Designator Findings

The discussion below pertains to scale, bulk and coverage, availability of services, effects upon neighborhood character, and suitability of the site for the type of proposed use. Staff has analyzed the Project in relation to each of these. Additionally, the Project site is subject to a D3 Special Area Designator in the Santa Fe Valley Specific Plan which requires design review based on specific criteria. The D3 Special Area Designator focuses on similar criteria and design review elements identified in the Major Use Permit findings. The twelve criteria in the D3 Special Area Designator require reviewing non-residential projects within the Santa Fe Valley Specific Plan Area with consideration to: 1. Grading, 2. Streetscapes, 3. Entry Treatments, 4. Pedestrian Circulation, 5. Parking Lots, 6. Service and Loading Areas, 7. Architecture, 8. Walls/Fences, 9. Site Lighting, 10. Signs, 11. Landscaping, 12. Plant Palette (Attachment A). The D3 Special Area Designator as well as the findings of conformance with each specific criteria are in Attachments A and B respectively.

The proposed location, size, design, and operating characteristics of the Project will be compatible with adjacent uses, residences, schools.

The Project has been sited in order to create a buffer and transition area between the residences located adjacent to the western and northern portions of the Project site. The cottages have been designed to be a minimum of 50-feet from the nearest property line and range in size from 1,200 to 1,500 feet. The cottages contain architectural features similar to nearby single-family residences and are designed to be smaller than adjacent residences which range from 4,000 to 5,000 square foot residences (Figures 5 and 6).

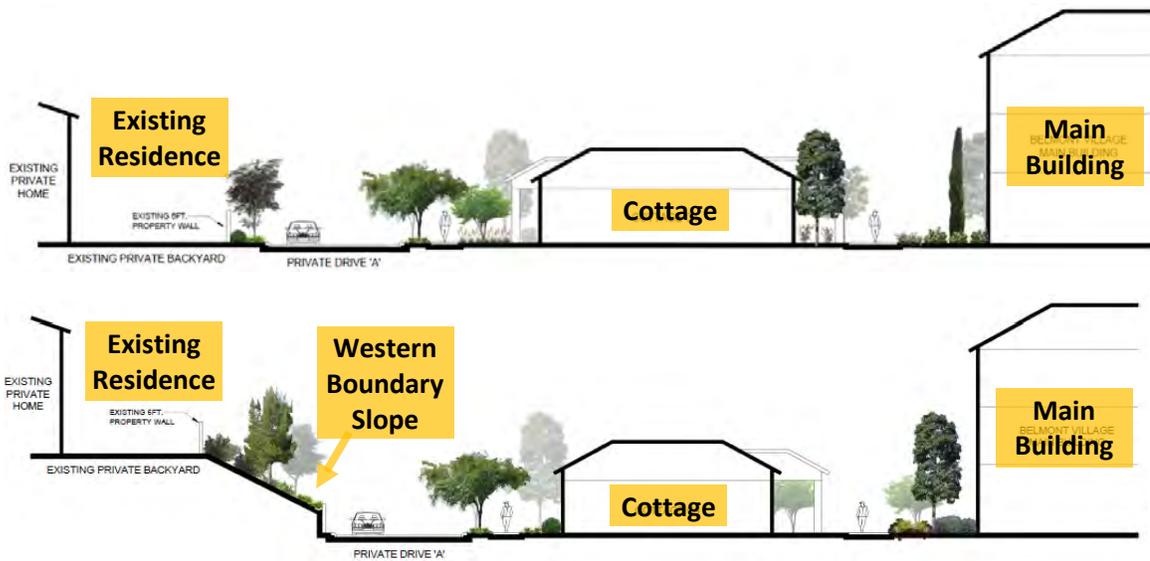


Figure 5: Sample cross-sections of buffer and landscaping between residences and main building

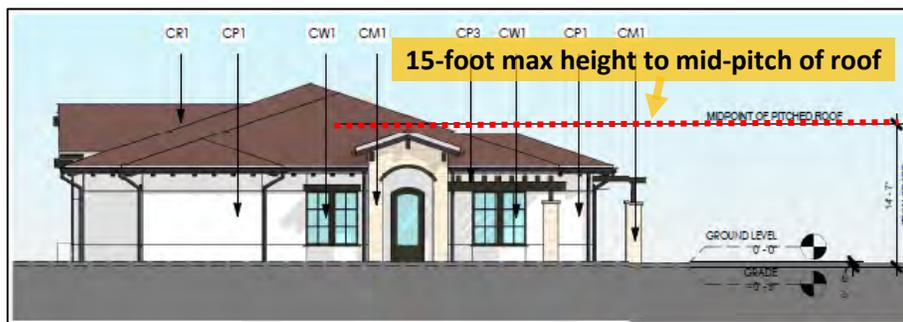


Figure 6: Example elevation of cottage

The Project consists of a height exception to allow for the construction of a three-story building as well as include a tower that reaches a maximum height of 48-feet. The Zoning for the site currently allows a maximum height of two-stories and 35-feet. Only the roof materials as well as the stairwell tower and entry tower extend beyond the 35-foot height requirement. The architecture of the main building has been designed to include features such as balconies as well as varying materials and colors along the exterior of the building to break up the massing of the main building. The main building contains architectural features and materials such as tile roofs that are found on surrounding residences and the Maranatha Christian Schools structures located adjacent to the Project site. The main building has been sited in the southwest corner of the property to be as far as possible from the nearest residence as well as to be located directly adjacent to an on-site slope. The on-site slope located along the southern boundary of the property ranges from 15 to 35 feet in height and screens the majority of the Project from Camino Del Sur, the nearest public road (Figures 7 and 8). The western boundary of the property also contains slopes of approximately 10 to 15 feet in height. The residences located adjacent to the property along the western boundary of the Project site reach a maximum height that is comparable to the max height of the main building due to the elevation of the adjacent slope (Figures 5 and 8).



Figure 7: Photo-simulation of site looking northwest from Camino Del Sur



Figure 8: Existing Project site looking west to adjacent residences

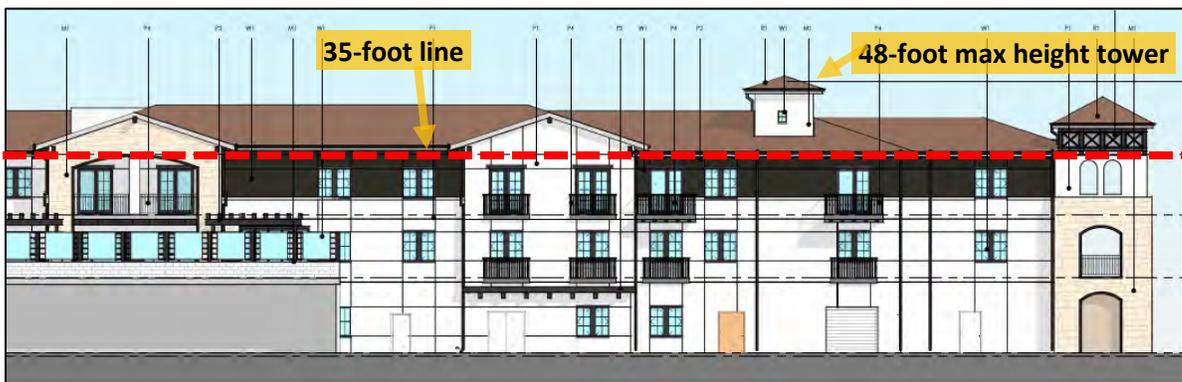


Figure 9: Elevations of tallest point of Project on main building

Grading associated with the Project is necessary for the construction of the underground parking structure. The grading operations will require the implementation of a haul route plan and a traffic control plan to ensure that the export of fill from the property will not impact adjacent roads. The underground parking structure will prevent the need for employees and visitors to park along nearby residential roads and remove views of cars associated with the Project. Access to the site has been designed to be minimally intrusive by including a service entrance located south of a gatehouse along Old Course Road. Service vehicles and supply trucks for the facility will not need to wait behind the security of the gatehouse to access the site and will not cause queuing of cars waiting to access through the gatehouse.

Service availability forms have been provided by all applicable utilities and agencies for Fire, Sewer, Water, and Schools. The Project is proposed on a previously graded site directly adjacent to the incorporated City of San Diego and the existing road and utility infrastructure are located adjacent to the site. The surrounding area has primarily been built including nearby residences located north and west of the site.

Traffic and Transportation

The Project is not located within a VMT Efficient or Infill Area. However, because the Project is tiering off a certified EIR that analyzed the environmental impacts associated with development of the site as a Group Care use, Vehicle Miles Traveled is not the methodology for evaluating traffic impacts from the Project. A traffic and parking analysis was prepared that concluded the Project will not have a significant impact on surrounding roads or a significant impact related to traffic and transportation beyond what was analyzed in the original Santa Fe Valley Specific Plan EIR. The traffic analysis compared the previous trips identified for the operation of the group care use in the EIR compared to the proposed Project. As identified on the Tentative Map that created the lot for the group care site, the group care site was estimated to generate 600 Average Daily Trips (ADT). The proposed Project is anticipated to generate 510 ADT which is less than the assumed amount of trips for the operation of the group care site.

The Project site is located directly north of Camino Del Sur, a public road within the City of San Diego. The Project consists of the construction of a new driveway intended only to be used by employees that connects to Old Course Road, a road that is privately maintained by the Lakes Community Homeowners Association. The Applicant has coordinated with the Lakes Community Homeowners Association to agree to fair share payments for the use of Old Course Road. Additionally, the employee service entrance is intended to reduce queuing time at a guardhouse located along Old Course Road. The new employee entrance proposed along Old Course Road required the preparation of a transportation memo that has been reviewed and approved by the City of San Diego. The conceptual striping plan that is designed to accommodate the new employee service entrance is shown in Figure 10 which includes a left turn into the employee entrance. Because the Project generates less ADT compared to what was assumed for the operation of the group care site, will not result in operational issues associated with traffic based on conditions and coordination with the City of San Diego, and does not result in additional impacts that were not analyzed by the Santa Fe Valley Specific Plan EIR, the Project will not result in new traffic impacts.

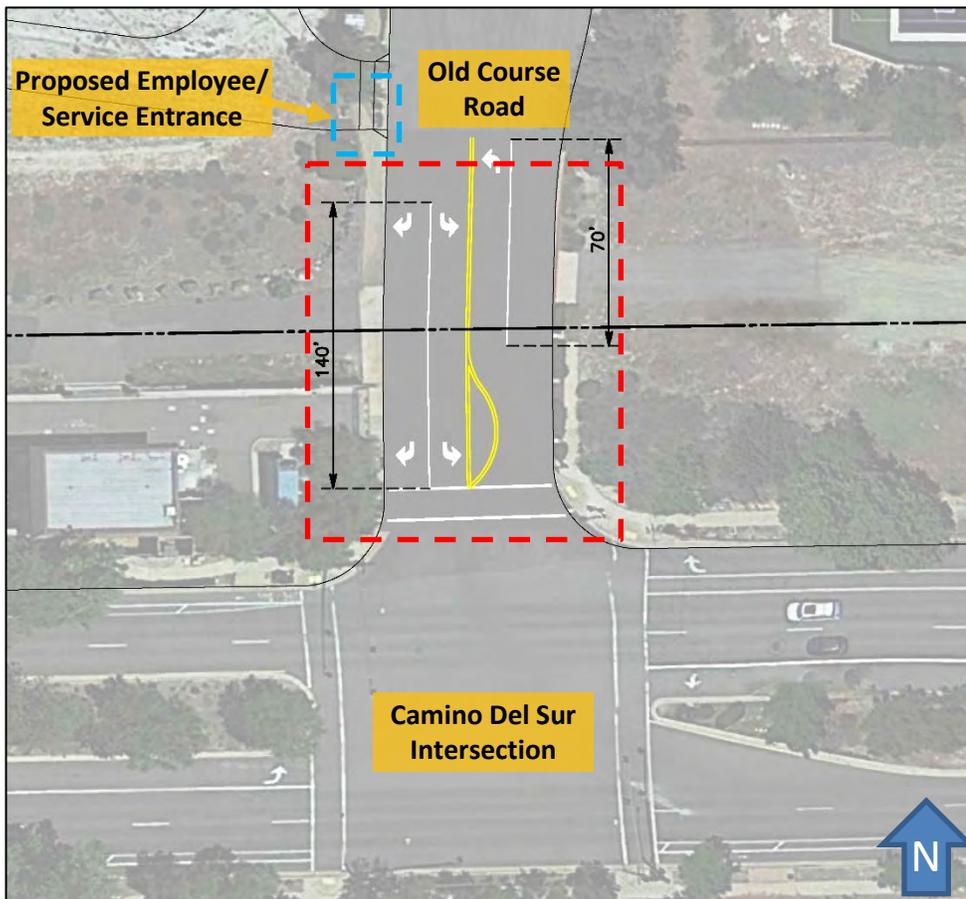


Figure 10: Conceptual striping of connection to Camino Del Sur

Greenhouse Gas Emissions

A greenhouse analysis was prepared for the project and analyzed potential impacts associated with the project while considering the previous environmental analysis included within the Santa Fe Valley Specific Plan EIR. Mobile sources are a substantial source of emissions associated with projects and the proposed Project implements sustainability measures to reduce emissions associated with mobile sources. The Project proposes two additional Electrical Vehicle (EV) Charging Stations beyond the minimum required under the building code for the Project as currently designed. The Project will construct 17 EV spaces with charging stations and six EV capable parking spaces. The EV capable parking spaces will have electrical utility lines installed but do not include charging stations. Additionally, the Project will implement shuttle services for the operations of the group care facility as not all residents of the facility will be capable of driving. The shuttle services will transport multiple residents in shuttles or vans provided by the facility operator. Lastly, the Project is anticipated to generate 510 ADT which is less than the 600 ADT previously assumed for the operation of the group care site. Because the project will result in less ADT than what was assumed for the use of the group care site and will implement sustainability measures beyond minimum requirements, the project will not have impacts associated with greenhouse gas emissions beyond what was analyzed in the Santa Fe Valley Specific Plan EIR.

3. General Plan Consistency

The site is subject to the Semi-Rural General Plan Regional Category and Specific Plan Area (SPA) Land Use Designations. The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>Goal S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The proposed Project has been reviewed by the Rancho Santa Fe Fire Protection District and has been approved for the processing of the MUP as the site has adequate service availability.</p>
<p>Policy S-3.7 – Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.</p>	<p>The proposed Project is required to obtain all necessary building permits which will require review and approval by Rancho Santa Fe Fire Protection District. The Project is conditioned to have Rancho Santa Fe Fire Protection District review all building plans and final landscape plans for the Project.</p>
<p>Policy LU-6.5 – Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices (BMP), where applicable and consistent with the County's LID Handbook.</p>	<p>The Project has incorporated required stormwater management features in accordance with the County's Low Impact Development (LID) Handbook. Additionally, the Project includes structural BMPs such as a modular wetland in order to address treatment of stormwater for the Project.</p>
<p>Goal LU-10 – Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.</p> <p>Policy LU-10.2 – Development—Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.</p>	<p>The Project proposes development on a site that has been previously graded and does not require substantial alteration of the existing terrain. The project will require the export of dirt for the construction of the underground parking lot, which will be hidden from view after the project is built. The slope located on the southern part of the project boundary will be retained.</p>

General Plan Policy	Explanation of Project Conformance
Policy LU-13.1 – Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	The Project will obtain water service from the Olivenhain Water District for the operations of the Project, who has agreed to provide service to the Project. The Project will not rely on groundwater or deplete groundwater resources in the area.

4. Community Plan Consistency

The Proposed Project is consistent with the following relevant San Dieguito Community Plan goals, policies, and actions as described in Table F-2.

Table F-2: Community Plan Conformance

San Dieguito Community Plan Policy	Explanation of Project Conformance
Recreation - Goal: Enrich the lives of San Dieguito residents of all age groups by establishing a well-balanced system of recreational facilities and services. Recreation – Policy (4): Encourage the development of private as well as public recreation facilities throughout San Dieguito.	The Project consists of the construction of a group care facility for seniors and contains amenities designed to increase recreational opportunities for residents of the Project including a fitness center as well as a pool and garden.

5. Zoning Ordinance Consistency

The Project complies with all applicable zoning requirements of the Specific Plan (S88) zones with the incorporation of conditions of approval (Table F-3).

Table F-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	S88	Yes, upon approval of a MUP
Animal Regulation:	L	N/A
Density:	0.5	N/A
Lot Size:	2 AC	N/A
Building Type:	C	N/A
Height:	G	Yes, upon approval of a MUP
Lot Coverage:	-	N/A
Setback:	B	Yes, upon approval of a MUP
Open Space:	-	N/A
Special Area Regulations:	D3 in Specific Plan	Yes, upon approval of a MUP

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Table F-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Sections 1345 of the Zoning Ordinance defines the Group Care use type for services provided in facilities and authorized, certified or licensed by the State to provide board, room and personal care to 7 or more persons.	The entire Project will be licensed by the State and the MUP will be required to comply with applicable State Licensing requirements.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP
Section 4300 of the Zoning Ordinance requires the Project to comply with the "C" building type requirements.	The Project meets the building type requirements upon approval of the MUP.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP
Section 4600 of the Zoning Ordinance requires that the Project meet the "G" height requirement of 35 feet.	The Project consists of a proposal for an exception to the Height Regulations of the Zoning Ordinance for the construction of a three-story main building with staircase towers reaching a maximum height of 48-feet. Under the current zoning, the maximum height allowed is two-stories and 35-feet. The height of the building will be consistent with other structures and elevated slopes in the area, including the Maranatha Christian Schools structures across Old Course Road.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP
Section 4800 of the Zoning Ordinance requires that the Project meet the "B" setback requirements.	The Project consists of authorizing a portion of the main building within 10 to 20 feet of the front yard setback and a portion of a cottage within 27 feet of the front yard setback due to the front yard setbacks and design of the roads in relation to the property along Sunny Summit Drive.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP

6. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with the CEQA. An addendum dated August 14, 2023 (Log No. PDS2022-ER-95-08-021WXZ) to the previously certified Environmental Impact Report (EIR) dated October 20, 1995, has been prepared and is on file with Planning & Development Services. It has been determined that the Project, as designed, will not cause any significant impacts to the environment which require mitigation measures that were not previously analyzed in the certified EIR. There are no substantial changes to the Project, changes in circumstances, or new information that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effect from what was analyzed in the certified EIR.

7. Applicable County Regulations

Table F-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project has been found to comply with the RPO because it will not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands.
b. County Consolidated Fire Code	The Project has been reviewed by the Rancho Santa Fe Fire Protection District and have been accepted in compliance with the County Consolidated Fire Code.
c. Noise Ordinance	The Project as conditioned will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.
d. Light Pollution Code	The Project will implement outdoor lighting and glare controls which will ensure compliance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Proposed Project in compliance with the WPO. The Project site has been subject to several grading permits which required the preparation of stormwater management plans. The Project will require installation of BMPs including a modular wetland and sub storage tanks for treatment of stormwater.
f. Multiple Species Conservation Program (MSCP)	The Project proposes development on land identified as "Take Authorized" within the MSCP and findings dated March 23, 2023 have been prepared demonstrating that the Project conforms with the MSCP Subarea Plan.

G. COMMUNITY PLANNING GROUP (CPG)

On May 6, 2022, PDS Staff, the Applicant, and two members of the San Dieguito Community Planning Group (CPG) attended a site visit prior to the Project being placed on the agenda for the San Dieguito CPG. On June 9, 2022, the San Dieguito CPG voted to recommend approval of the Project with recommendations by a vote of 7-0-6 (7 yes, 0 no, 6 vacant/absent). The San Dieguito CPG recommended four items for consideration including 1. Reducing the maximum height of the Project from 50-feet and limiting lighting on upper elevations of the structure, 2. Considering security measures for the Project including potential installation of fencing surrounding the Project 3. Ensuring all lighting complies with the Dark Skies Ordinance and Light Pollution Code, and 4. Reducing the number of windows on the towers of the main building.

As a result of community feedback, the Applicant reduced the number and height of proposed towers on the Project to a maximum height of 48-feet. Additionally, the majority of windows have been removed from the tower features of the main building. The Project is conditioned to comply with the Dark Skies Ordinance and Light Pollution Code by requiring all lighting to be fully shielded. The Project Site located along Old Course Road is primarily accessible through a gatehouse that provides security and regulates attendees of the property and sites located within the Lakes housing development. The northern and western property boundaries contain existing retaining walls and property boundary walls that can be used security fencing and reduce access to the property site. The primary boundary of the project site that has reduced visibility for security purposes is the southern boundary which contains a steep slope that limits access.

The San Dieguito CPG Meeting Minutes can be found in Attachment E – Public Documentation.

H. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 1,500 feet of the project site. Staff primarily received phone calls involving general questions regarding the Project and also received concerns focused on property value and traffic. Over 500 public notices have been sent out to a radius of 1,500 feet of the project site in advance of the Planning Commission Hearing.

The Applicant has attended over seven meetings with the Lakes Community Homeowners Association (HOA) in order to gather community input and coordinate the preparation of a Shared Use and Maintenance Agreement with the Lakes Community HOA for the use of Old Course Road. Correspondence from the Lakes Community HOA discussing the approval of the Shared Use and Maintenance Agreement has been included in Attachment E – Public Documentation.

I. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which concludes that the previously adopted Environmental Impact Report (EIR) is adequate with an addendum.
2. Approve MUP PDS2022-MUP-22-004, make the findings, and include the requirements and conditions as set forth in the Form of Decision.

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AUTHORIZED REPRESENTATIVE:

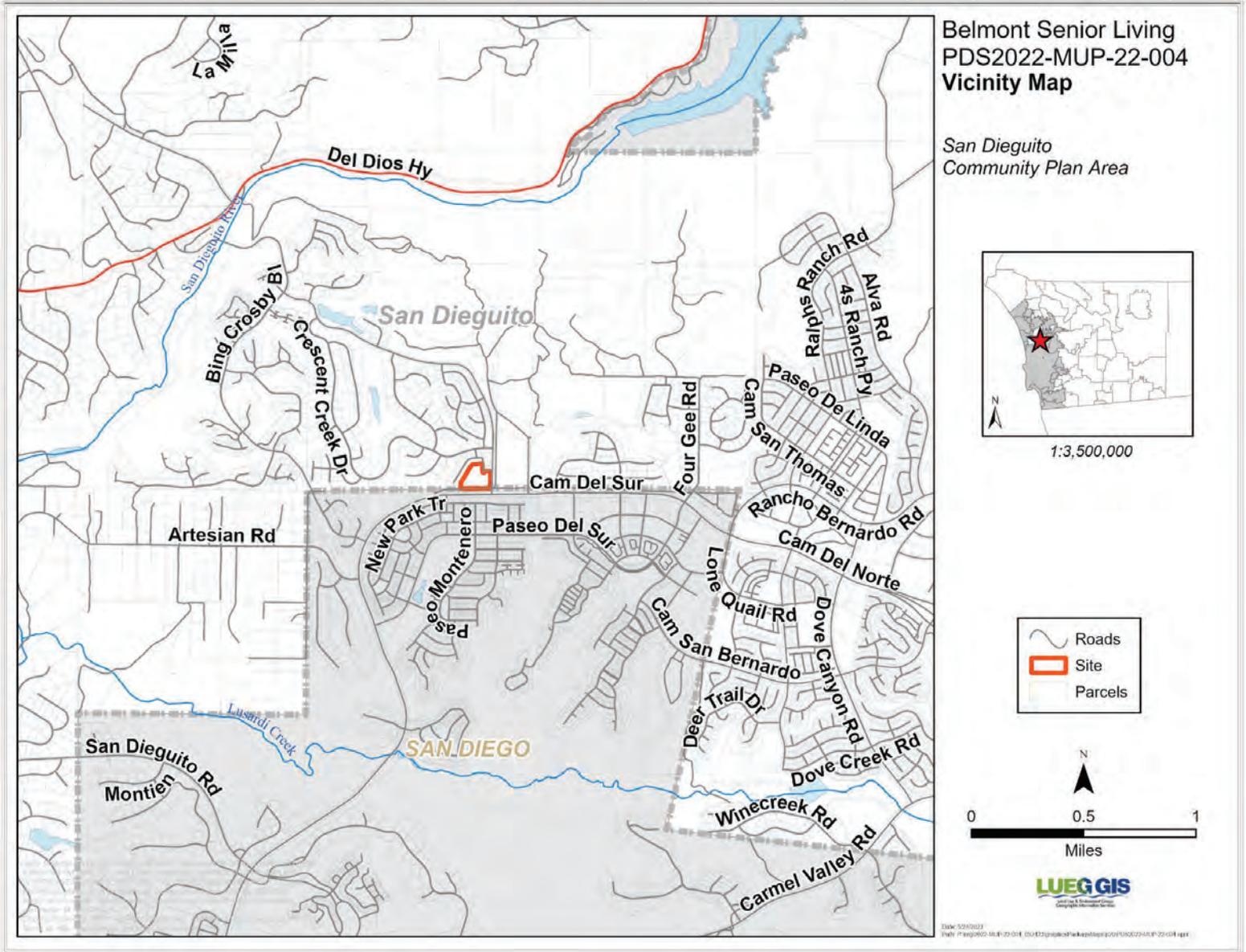


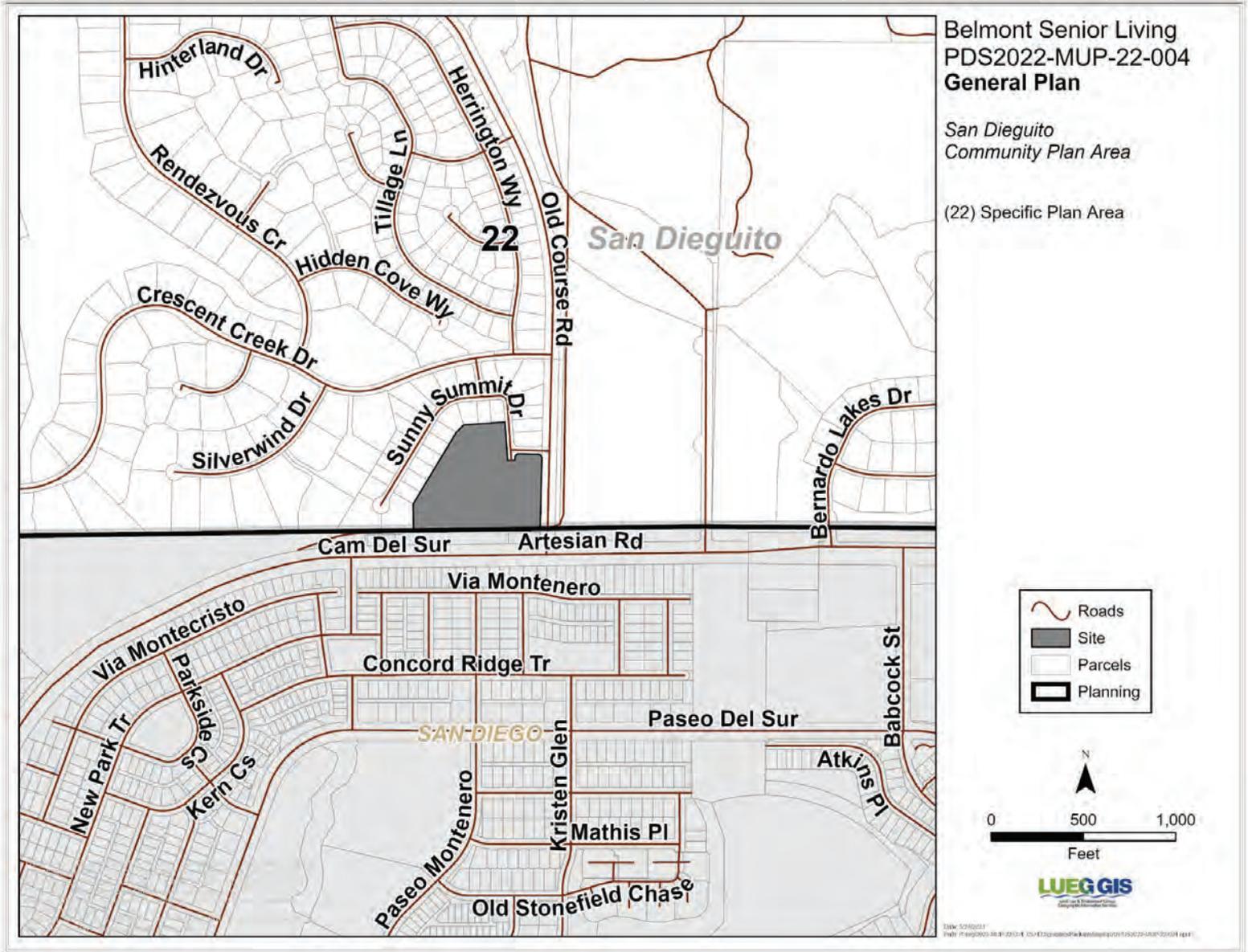
DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

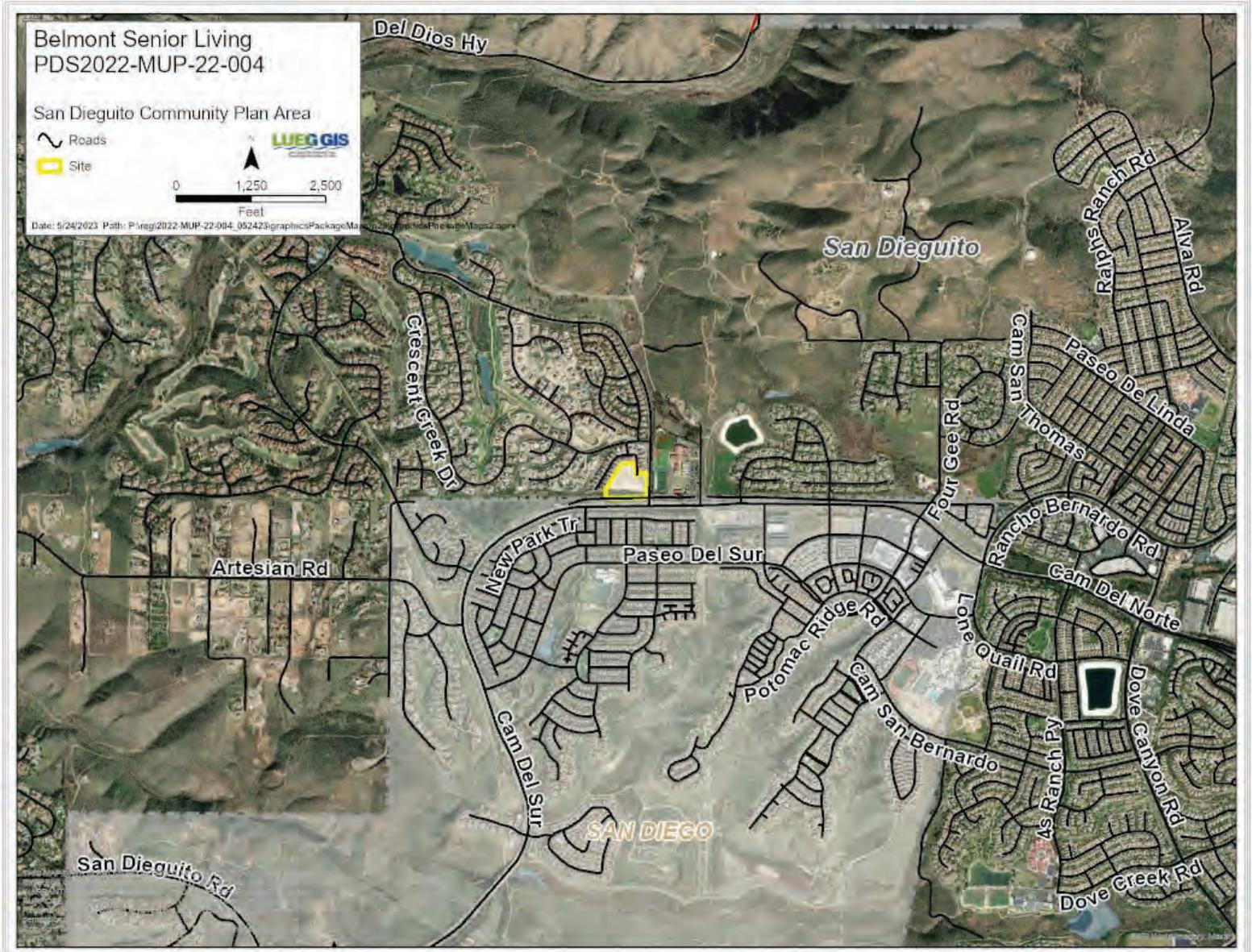
- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2022-MUP-22-004
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Service Availability Forms
- Attachment G – Ownership Disclosure

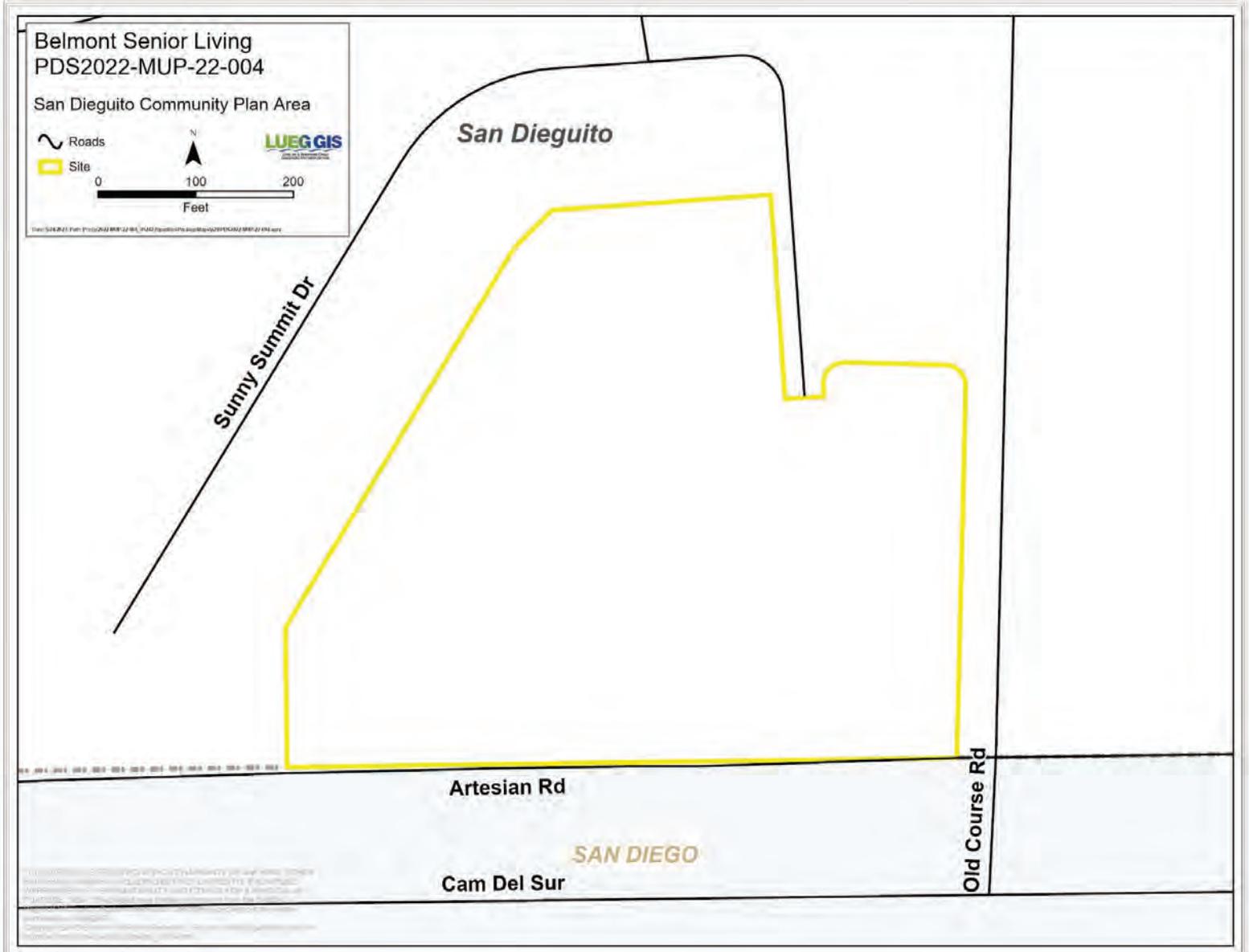
Attachment A – Planning Documentation

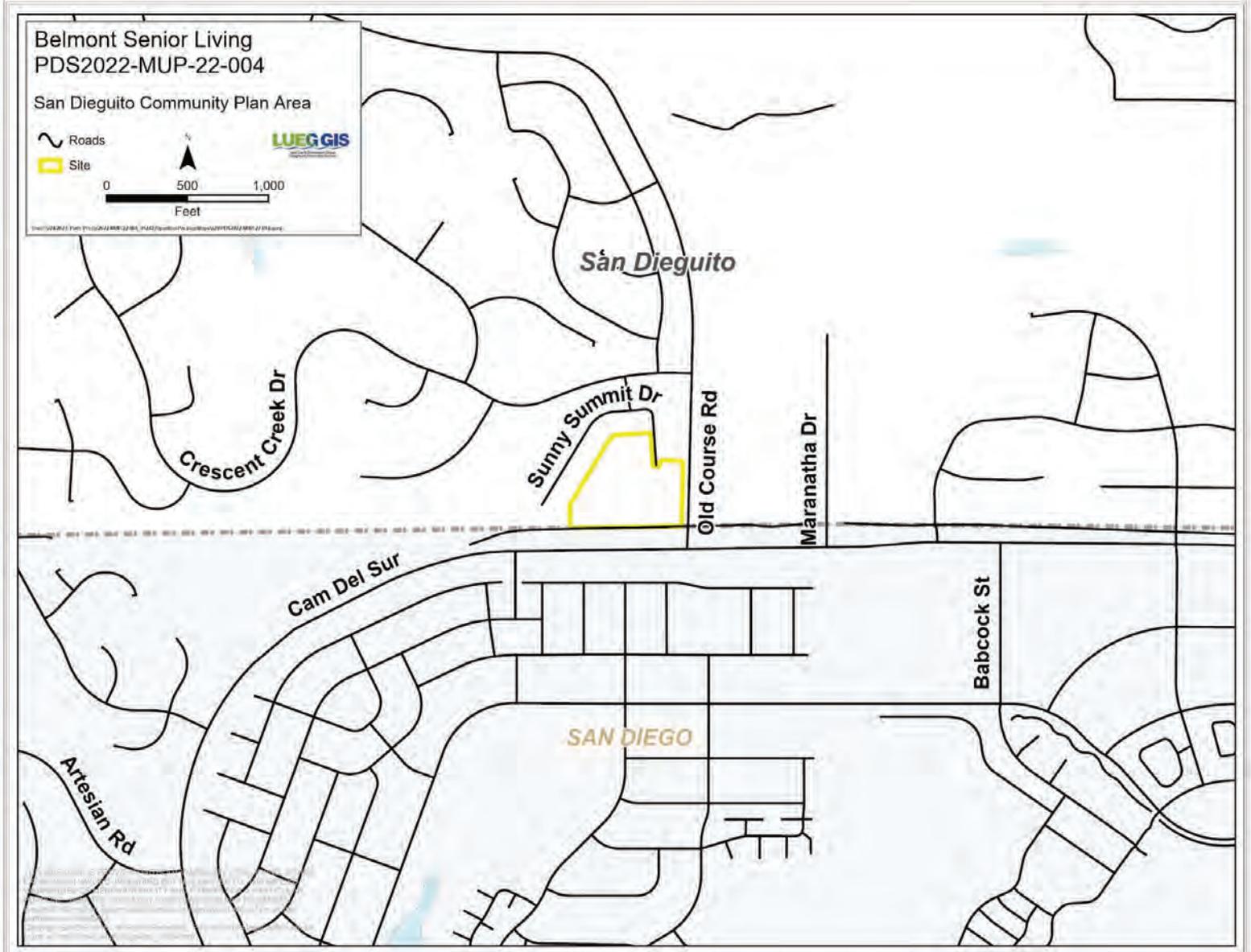


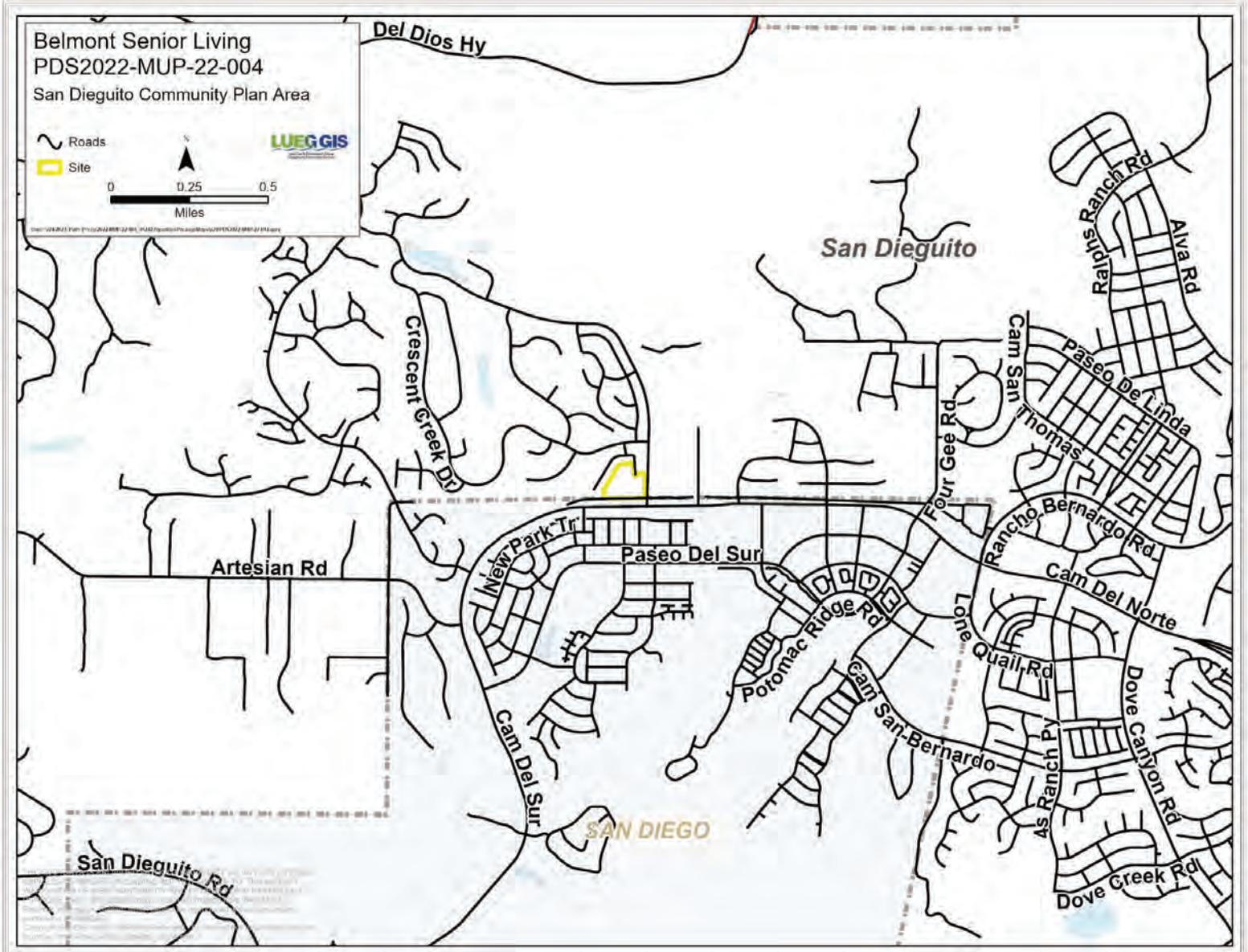


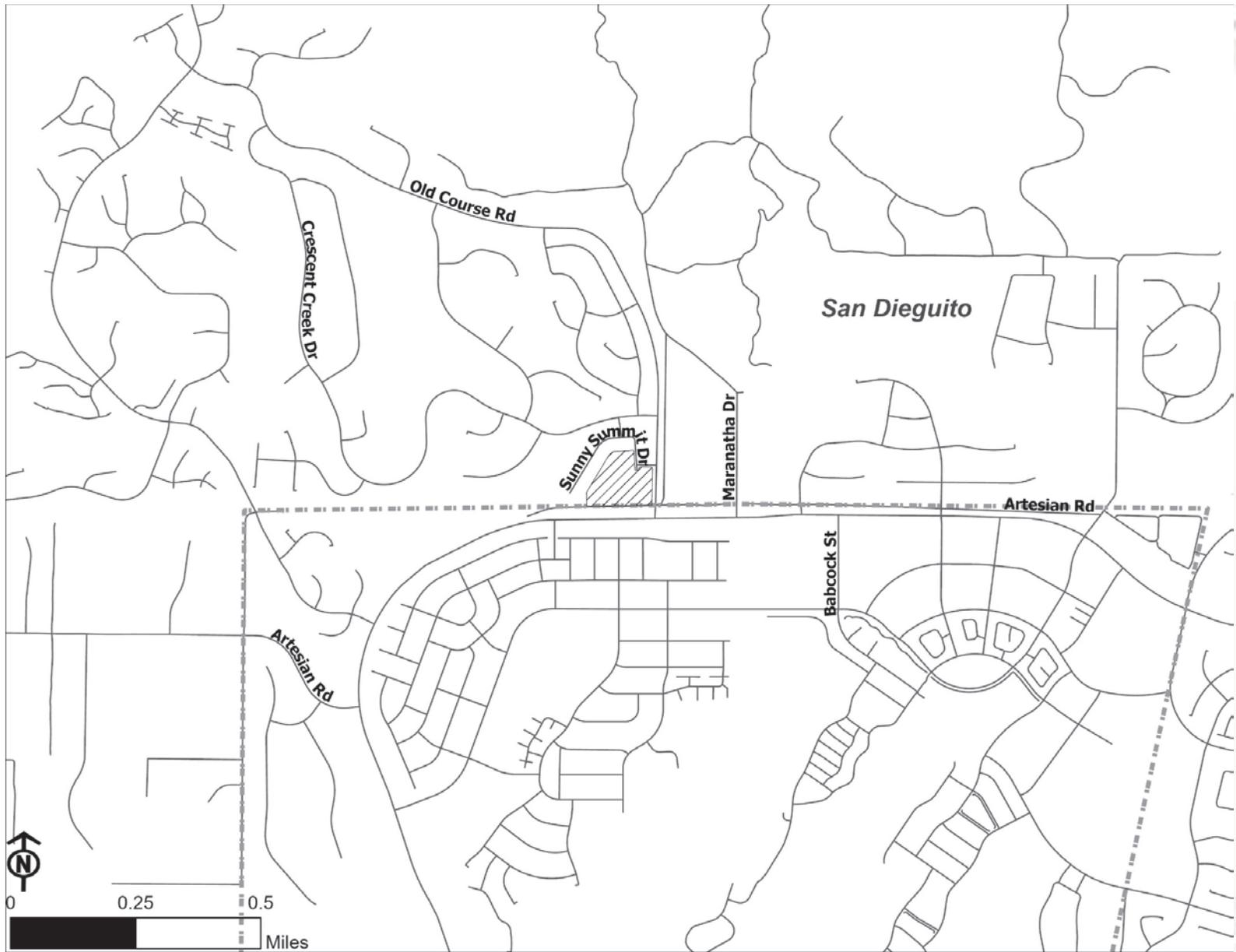














1. VIEW FROM SOUTHEAST



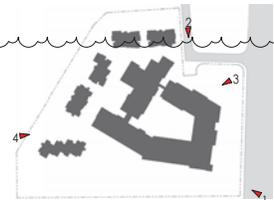
2. APPROACH TO MAIN ENTRANCE



3. MAIN ENTRANCE



4. VIEW FROM SOUTHWEST



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BELMONT VILLAGE
RANCHO SANTA FE



#	DATE	ISSUES
1	10/15/2021	REVISION
2	10/15/2021	REVISION
3	10/15/2021	REVISION
4	10/15/2021	REVISION
5	10/15/2021	REVISION
6	10/15/2021	REVISION
7	10/15/2021	REVISION
8	10/15/2021	REVISION
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15	10/15/2021	REVISION
16	10/15/2021	REVISION
17	10/15/2021	REVISION
18	10/15/2021	REVISION
19	10/15/2021	REVISION
20	10/15/2021	REVISION

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CITY APPROVAL

SHEET TITLE
RENDERINGS

SHEET NUMBER

G2.0

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BEFORE AFTER

1. VIEW FROM SOUTHEAST ON OLD COURSE ROAD



BEFORE AFTER

2. VIEW FROM EAST ON CAMINO DEL SUR



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ADDRESS TO BE ASSIGNED



#	DATE	ISSUES
1	10/10/2021	CONSTRUCTION
2	10/10/2021	CONSTRUCTION
3	10/10/2021	CONSTRUCTION
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18	10/10/2021	CONSTRUCTION
19	10/10/2021	CONSTRUCTION
20	10/10/2021	CONSTRUCTION

PROJECT IDENTIFICATION
PROJECT NO. 2021-001
DATE: 10/10/2021

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CITY APPROVAL

SHEET TITLE
VISUAL IMPACT IMAGES

SHEET NUMBER

G2.1

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GENERAL NOTES

- 1. FOR SECRETARY'S REVIEW ONLY.
- 2. ONLY PRESENTED TO THE FACILITY FOR FACILITY CHANGES TO THE EGRESS.

EGRESS PLAN - LEGEND

AREA 1 - 10,000 SF
AREA 2 - 10,000 SF
AREA 3 - 10,000 SF

- AREA COMPONENT 1 - 10,000 SF
- AREA COMPONENT 2 - 10,000 SF
- AREA COMPONENT 3 - 10,000 SF



PROJECT FILE: G3.3 - 3RD FLOOR EGRESS ANALYSIS
DATE: 08/15/2023



3RD LEVEL EGRESS SCALE: 1/4" = 1'-0" 1



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PROJECT TITLE
BELMONT VILLAGE
RANCHO SAN JUAN



NO.	ISSUED
1	ISSUED FOR PERMIT
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PROJECT IDENTIFICATION
PROJECT NO.: G3.3 - 3RD FLOOR EGRESS ANALYSIS
DATE: 08/15/2023

HPI ARCHITECTURE 2023

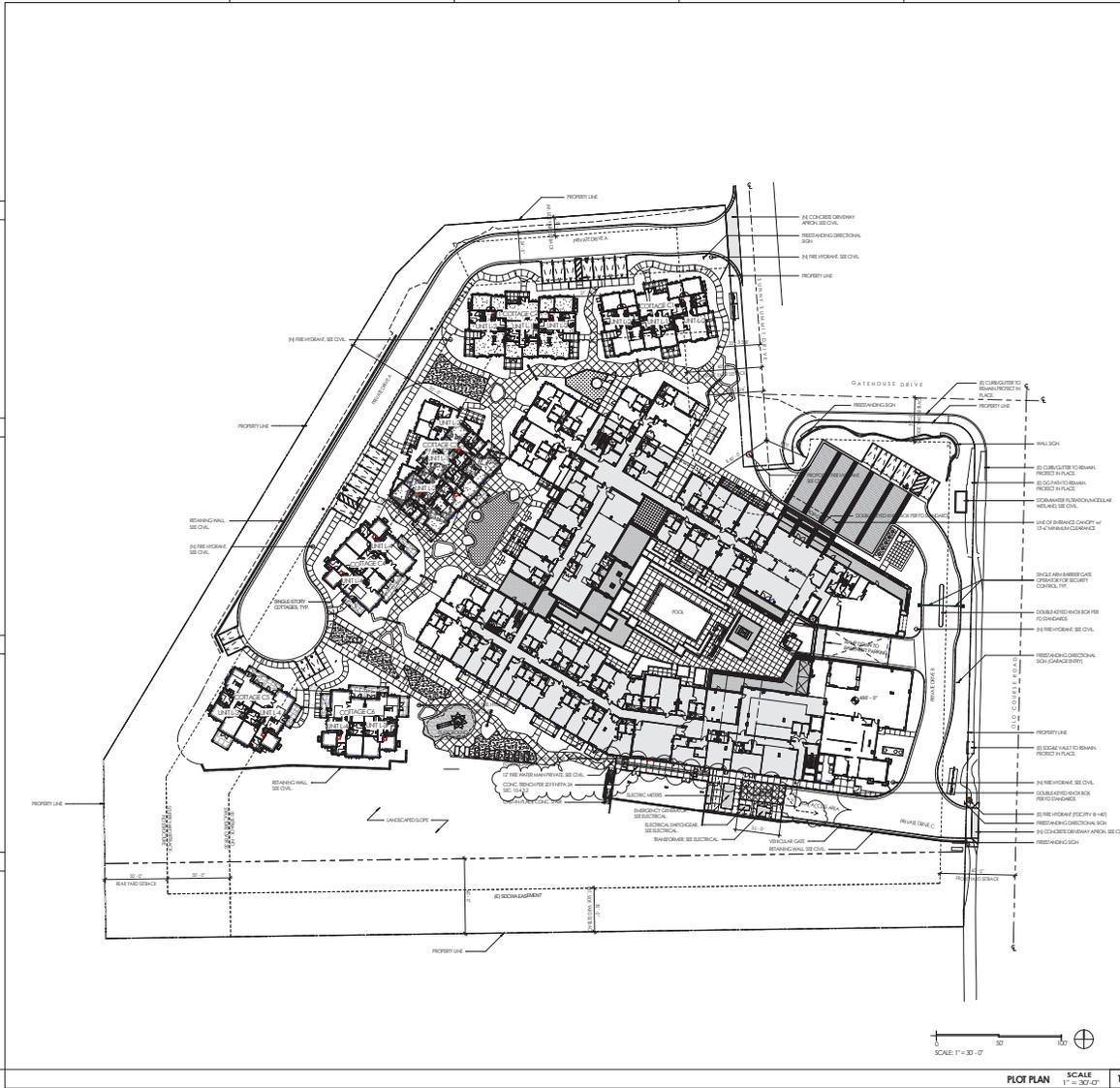
CITY APPROVAL

SHEET TITLE
THIRD FLOOR EGRESS
ANALYSIS

SHEET NUMBER

G3.3

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PARKING SYMBOLS

- S STANDARD PAVED
- AC ACCESSIBLE PAVED
- VA VEHICLE ACCESSIBLE PAVED

1ST LEVEL PARKING SUMMARY

PARKING SUMMARY FOR 1ST LEVEL		
FLOOR	TYPE	NUMBER
1ST FLOOR	ACCESSIBLE	2
1ST FLOOR	STANDARD	20
1ST FLOOR	VA	1
1ST FLOOR TOTAL		23
TOTAL PROVIDED PARKING		23



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SCALE

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RANCHO SANTA FE



#	DATE	ISSUED	DESCRIPTION
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PROJECT IDENTIFICATION
PROJECT NO. 2017-001
DATE: 08/15/2017

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CITY APPROVAL

SHEET TITLE
PLOT PLAN

SHEET NUMBER

A1.0

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SCALE: 1/8" = 1'-0"
 SECOND LEVEL FLOOR PLAN

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PROJECT TITLE
 BELMONT VILLAGE
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#	DATE	ISSUED FOR
1		CONCEPT
2		SCHEMATIC DEVELOPMENT
3		PRELIMINARY DEVELOPMENT
4		PRELIMINARY DEVELOPMENT
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41		PRELIMINARY DEVELOPMENT
42		PRELIMINARY DEVELOPMENT

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 SECOND FLOOR PLAN

SHEET NUMBER

A2.2

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THIRD LEVEL FLOOR PLAN



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ARCHITECT NUMBER



NO.	DATE	ISSUED
1		CONCEPT
2		SCHEMATIC DEVELOPMENT
3		PRELIMINARY DESIGN
4		FINAL DESIGN
5		CONSTRUCTION DOCUMENTS
6		AS-BUILT
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PROJECT IDENTIFICATION
 BELMONT VILLAGE RANCHO SAN JUAN
 12636 HIGH BLUFF ROAD, SUITE 100
 SAN DIEGO, CA 92130

DATE: 08/14/2021

BY: HPI ARCHITECTURE 2021

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SHEET TITLE
 THIRD FLOOR PLAN

SHEET NUMBER

A2.3

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1/20/2018 11:57 AM - 1/20/2018 11:57 AM - 1/20/2018 11:57 AM



EXT. ELEV. - NORTH 1
3/20' = 1/8\"/>



EXT. ELEV. - NORTH 2
3/20' = 1/8\"/>

- FINISHES**
- FA - FAIRFAX COLOR
 - FB - FAIRFAX COLOR
 - FC - FAIRFAX COLOR
 - FD - FAIRFAX COLOR
 - FE - FAIRFAX COLOR
 - FF - FAIRFAX COLOR
 - FG - FAIRFAX COLOR
 - FH - FAIRFAX COLOR
 - FI - FAIRFAX COLOR
 - FJ - FAIRFAX COLOR
 - FK - FAIRFAX COLOR
 - FL - FAIRFAX COLOR
 - FM - FAIRFAX COLOR
 - FN - FAIRFAX COLOR
 - FO - FAIRFAX COLOR
 - FP - FAIRFAX COLOR
 - FQ - FAIRFAX COLOR
 - FR - FAIRFAX COLOR
 - FS - FAIRFAX COLOR
 - FT - FAIRFAX COLOR
 - FU - FAIRFAX COLOR
 - FV - FAIRFAX COLOR
 - FW - FAIRFAX COLOR
 - FX - FAIRFAX COLOR
 - FY - FAIRFAX COLOR
 - FZ - FAIRFAX COLOR
1. OPEN METAL GULLY HOSE WITH BRASS SCREEN
NO LIGHTS TO BE PROVIDED IN THESE ELEMENTS



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NO.	ISSUES
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PROJECT IDENTIFICATION
PROJECT NO. 12636
DATE: 1/20/2018
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 1/20/2018

HPI ARCHITECTURE 2021

CITY APPROVAL



SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A3.1

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NOT FOR CONSTRUCTION

EXTERIOR ELEVATION - BELMONT VILLAGE - COURTYARD SOUTH 1 - 2024.04.15



EXT. ELEV. - COURTYARD SOUTH 1
300'-0" ELEV.



EXT. ELEV. - COURTYARD SOUTH 2
300'-0" ELEV.

- FINISHES**
- F1 - PLASTER COLOR 1
 - F2 - PLASTER COLOR 2
 - F3 - FINISHED CONCRETE
 - F4 - FINISHED BRICK
 - F5 - FINISHED STONE
 - F6 - FINISHED METAL
 - F7 - FINISHED GLASS
 - F8 - FINISHED WOOD
 - F9 - FINISHED ALUMINUM
 - F10 - FINISHED STEEL
 - F11 - FINISHED COPPER
 - F12 - FINISHED ZINC
 - F13 - FINISHED BRASS
 - F14 - FINISHED BRONZE
 - F15 - FINISHED SILVER
 - F16 - FINISHED GOLD
 - F17 - FINISHED BLACK
 - F18 - FINISHED WHITE
 - F19 - FINISHED GREY
 - F20 - FINISHED BLUE
 - F21 - FINISHED GREEN
 - F22 - FINISHED RED
 - F23 - FINISHED PURPLE
 - F24 - FINISHED PINK
 - F25 - FINISHED BROWN
 - F26 - FINISHED TAN
 - F27 - FINISHED BEIGE
 - F28 - FINISHED CREAM
 - F29 - FINISHED BLACK
 - F30 - FINISHED WHITE
 - F31 - FINISHED GREY
 - F32 - FINISHED BLUE
 - F33 - FINISHED GREEN
 - F34 - FINISHED RED
 - F35 - FINISHED PURPLE
 - F36 - FINISHED PINK
 - F37 - FINISHED BROWN
 - F38 - FINISHED TAN
 - F39 - FINISHED BEIGE
 - F40 - FINISHED CREAM
 - F41 - FINISHED BLACK
 - F42 - FINISHED WHITE
 - F43 - FINISHED GREY
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 - F88 - FINISHED CREAM
 - F89 - FINISHED BLACK
 - F90 - FINISHED WHITE
 - F91 - FINISHED GREY
 - F92 - FINISHED BLUE
 - F93 - FINISHED GREEN
 - F94 - FINISHED RED
 - F95 - FINISHED PURPLE
 - F96 - FINISHED PINK
 - F97 - FINISHED BROWN
 - F98 - FINISHED TAN
 - F99 - FINISHED BEIGE
 - F100 - FINISHED CREAM



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RANCHO SANTA FE



NO.	ISSUES
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PROJECT IDENTIFICATION
PROJECT NO. 2024.04.15
DATE: 2024.04.15
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

HPI ARCHITECTURE 2024

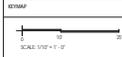
CITY APPROVAL

SHEET TITLE
EXTERIOR ELEVATIONS

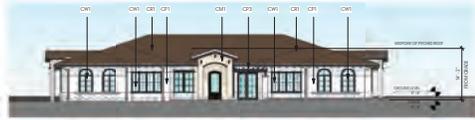
SHEET NUMBER

A3.5

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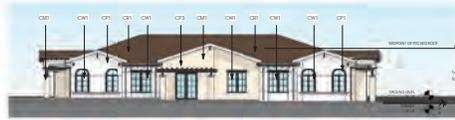
14/2025/11/15/2025 - 10/2025/11/15/2025/10/2025/11/15/2025



1 COTTAGE - C1 & C3 - ELEVATION 1 (C2 OPP. SM)
3/32" = 1'-0"



2 COTTAGE - C1, C2, C3 - ELEVATION 2
3/32" = 1'-0"



3 COTTAGE - C1 & C3 - ELEVATION 3 (C2 OPP. SM)
3/32" = 1'-0"



4 COTTAGE - C1, C2, C3 - ELEVATION 4
3/32" = 1'-0"



5 COTTAGE - C4 - ELEVATION 1
3/32" = 1'-0"



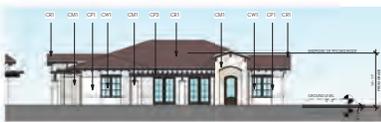
6 COTTAGE - C4 - ELEVATION 2
3/32" = 1'-0"



7 COTTAGE - C4 - ELEVATION 3
3/32" = 1'-0"



8 COTTAGE - C4 - ELEVATION 4
3/32" = 1'-0"



9 COTTAGE - C5 - ELEVATION 1
3/32" = 1'-0"



10 COTTAGE - C5 - ELEVATION 2
3/32" = 1'-0"



11 COTTAGE - C5 - ELEVATION 3
3/32" = 1'-0"



12 COTTAGE - C5 - ELEVATION 4
3/32" = 1'-0"

COTTAGE FINISHES
 CM - PORTLAND CEMENT MORTAR
 CP1 - PAINTS COLOR 1
 CP2 - PAINTS COLOR 2
 CP3 - PAINTS WOOD TRIM
 CP4 - PAINTS WOOD TRIM
 CP5 - PAINTS WOOD TRIM
 CP6 - PAINTS WOOD TRIM
 CP7 - PAINTS WOOD TRIM
 CP8 - PAINTS WOOD TRIM
 CP9 - PAINTS WOOD TRIM
 CP10 - PAINTS WOOD TRIM
 CS - CONCRETE
 CS1 - CONCRETE
 CS2 - CONCRETE
 CS3 - CONCRETE
 CS4 - CONCRETE
 CS5 - CONCRETE
 CS6 - CONCRETE
 CS7 - CONCRETE
 CS8 - CONCRETE
 CS9 - CONCRETE
 CS10 - CONCRETE



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NO.	ISSUES
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PROJECT IDENTIFICATION
 PROJECT NO. 2025/11/15/2025/10/2025/11/15/2025
 SHEET NO. A3.7
 DATE: 10/2025/11/15/2025
 HPI ARCHITECTURE 2025

CITY APPROVAL

SHEET TITLE
 EXTERIOR ELEVATIONS

SHEET NUMBER

A3.7

M/P SUBMITTAL
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1 SITE SECTION - NORTH TO SOUTH
1"=30'-0"



2 SITE SECTION - EAST TO WEST
1"=30'-0"



3 BUILDING SECTION THROUGH BASEMENT GARAGE RAMP
3/8"=1'-0"



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2	DESCRIPTION
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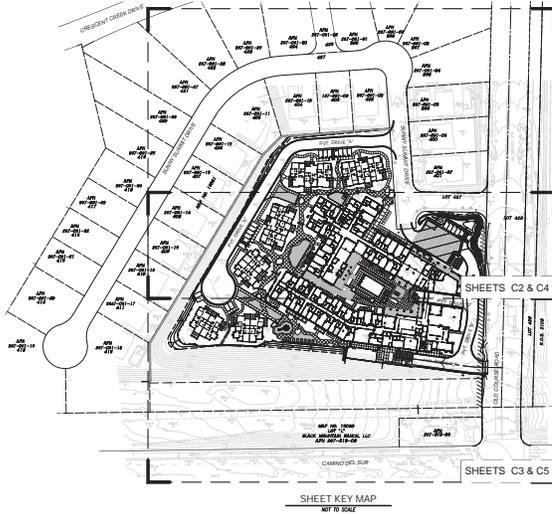
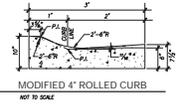
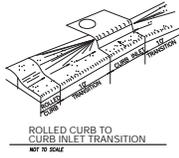
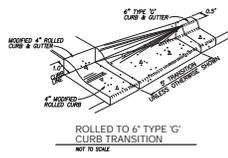
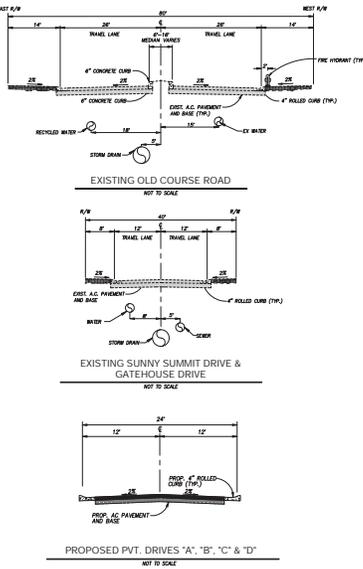
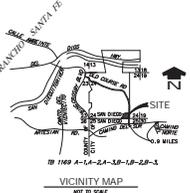
SHEET TITLE
SITE AND BUILDING
SECTIONS

SHEET NUMBER

A4.1

M/P SUBMITTAL
NOT FOR CONSTRUCTION

MAJOR USE PERMIT PLOT PLAN AND PRELIMINARY GRADING PLAN BELMONT VILLAGE RANCHO SANTA FE COUNTY OF SAN DIEGO, CALIFORNIA



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CSRS 83). POINTS TO BE USED IN THE GRID BEARING BETWEEN STATION "TOPIC 04-107" AND STATION "TOPIC 04-108" SHALL BE THE CENTERLINE OF THE ROAD. THE BEARING AND DISTANCE OF THE FIRST CORNER OF SECTION 42 SHALL BE AS FOLLOWS: BEARING: 118° 00' 00" E; DISTANCE: 275.00'

PARKING SUMMARY

SEE ARCHITECTURAL PLANS

LEGEND

- SEVERISION BOUNDARY
- PROPOSED LOT LINE
- BUILDING NUMBER AND PRODUCT TYPE
- FINISH FLOOR AND FINISH ELEVATIONS
- PROPOSED STREET CENTERLINE ELEVATION
- PROPOSED STREET GRADE
- EXISTING CENTERLINE
- EXISTING PUBLIC SEWER MAIN WITH MANHOLE
- PROPOSED PRIVATE SEWER MAIN WITH MANHOLE
- EXISTING PUBLIC WATER MAIN WITH FIRE HYD.
- PROPOSED PRIVATE FIRE WATER MAIN WITH FIRE HYD.
- PROPOSED WATER LATERAL
- PROPOSED BACKFLOW PREVENTER
- PROPOSED 2" WATER MAIN
- EXISTING RECLAIMED WATER MAIN
- PROPOSED FIRE LATERAL
- PROPOSED 12" STORM DRAIN WITH CLEANOUT
- PROPOSED STORM DRAIN CURB OUTLET
- PROPOSED STORM DRAIN INLET
- PROPOSED PRIVATE MODULAR WETLAND
- EXISTING STORM DRAIN SYSTEM
- PROPOSED BRICK SHED
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- PROPOSED PARKING WHEEL STOP
- PROPOSED TRACKED CONE SUSPENSION RAMP
- PROPOSED JENSEN GREASE INTERCEPTOR (2,500 GALLON CAPACITY)
- PROPOSED SLOPE
- PROPOSED DATE AND CALL MARKS
- PROPOSED DRIVEWAY
- PROPOSED STORM SUB STORAGE TANK
- LIMITS OF PARKING IS

IMPERVIOUS AREA

IMPERVIOUS AREA: 104,326 SF
PERVIOUS AREA: 10,120 SF
TOTAL AREA: 114,446 SF

EARTHWORK/GRADING QUANTITIES

CUT: APPROX. 42,500 C.Y.
FILL: APPROX. 2,000 C.Y.
EXPORT: APPROX. 43,900 C.Y.

ENGINEER OF WORK

HUNSAKER & ASSOCIATES SAN DIEGO, INC.
200 AVENUE A, SUITE 100
SAN DIEGO, CA 92101
(619) 550-4500

PROJECT DESCRIPTION

THE BELMONT VILLAGE PROJECT IS PROPOSED TO BE DEVELOPED ON AN APPROX. 1.7 ACROSS ACRES PARCEL LOCATED AND ADJACENT TO OLD COURSE ROAD AND LITTLE ADJACENT TO THE WEST SIDE OF OLD COURSE ROAD (PROJECT). THE SUBJECT SITE IS PART OF THE RANCHO SANTA FE COMMUNITY PLANNING AREA (RANCHO SANTA FE COMMUNITY PLANNING AREA) WHICH IS LOCATED WITHIN THE SAN DIEGO COUNTY PLANNING AREA OF NORTHERN SAN DIEGO COUNTY. THE PROJECT PLAN DEVELOPERS THE PROPERTY FROM GROUP CONCEPTS AND HAS REQUESTED THAT A GROUP CARE FACILITY (GCF) BE OBTAINED IN THE COUNTY OF SAN DIEGO (GROUP CONCEPTS) UP TO 200 BEDROOMS MAY BE DEVELOPED UPON APPROVAL OF A MAJOR USE PERMIT.

THE APP. CONT. FOR OLD COURSE ROAD, LLC, PROPOSES TO DEVELOP A FULLY LICENSED RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCF) UP TO 100 ROOMS OF INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY CARE WITH ASSOCIATED PARKING, RECREATION, AND COMMUNITY SERVICES. THE PROJECT IS TO BE PART OF THE RANCHO SANTA FE COMMUNITY PLANNING AREA (RANCHO SANTA FE COMMUNITY PLANNING AREA) WHICH IS LOCATED WITHIN THE SAN DIEGO COUNTY PLANNING AREA OF NORTHERN SAN DIEGO COUNTY. THE PROJECT PLAN DEVELOPERS THE PROPERTY FROM GROUP CONCEPTS AND HAS REQUESTED THAT A GROUP CARE FACILITY (GCF) BE OBTAINED IN THE COUNTY OF SAN DIEGO (GROUP CONCEPTS) UP TO 200 BEDROOMS MAY BE DEVELOPED UPON APPROVAL OF A MAJOR USE PERMIT.

GENERAL NOTES

1. RESIDENTIAL CARE FACILITY (RCF) AREA: 7.1 AC
2. TOTAL NUMBER OF EXISTING LOTS: 1
3. TOTAL NUMBER OF PROPOSED LOTS: 1
4. TOTAL NUMBER OF BEDROOMS: 200 BEDROOMS (RESIDENTIAL CARE FACILITY)
5. CURRENT LAND USE: VACANT
6. PROPOSED LAND USE: RESIDENTIAL CARE FACILITY
7. PUBLIC WATER AND SEWER TO BE INSTALLED IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL WATER DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE MUNICIPAL WATER DISTRICT
8. ALL QUALITY CONTROL SHALL BE MAINTAINED BY THE PROPERTY OWNER
9. ALL QUALITY CONTROL SHALL BE MAINTAINED BY THE PROPERTY OWNER
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14. ALL QUALITY CONTROL SHALL BE MAINTAINED BY THE PROPERTY OWNER
15. ALL QUALITY CONTROL SHALL BE MAINTAINED BY THE PROPERTY OWNER

PUBLIC UTILITIES AND DISTRICTS

SEWER: RANCHO SANTA FE COMMUNITY SERVICES DISTRICT
WATER: RANCHO SANTA FE COMMUNITY SERVICES DISTRICT
ELECTRIC: SDG&D
GAS: SDG&D
CABLE TV: RANCHO SANTA FE COMMUNITY SERVICES DISTRICT
SCHOOLS: RANCHO SANTA FE COMMUNITY SERVICES DISTRICT

ZONING

NO. OF UNITS	DATE	STATUS
1	JUNE 2017	EXIST
2	JUNE 2017	EXIST
3	JUNE 2017	EXIST
4	JUNE 2017	EXIST
5	JUNE 2017	EXIST
6	JUNE 2017	EXIST
7	JUNE 2017	EXIST
8	JUNE 2017	EXIST
9	JUNE 2017	EXIST
10	JUNE 2017	EXIST

LEGAL DESCRIPTION

SEE SHEET 08

EASEMENTS

SEE SHEET 08

OWNER

HUNSAKER AND ASSOCIATES
P.O. BOX 2008
SAN DIEGO, CA 92114
(619) 793-5247

APPLICANT

FOR OLD COURSE ROAD, LLC
NEW BEDROOM: 200, 3016 400
ADDRESS: 17 37043
1710 400-1000

SHEET INDEX

SHEET	DESCRIPTION	DATE	BY
SHEET C1	CIVIL TITLE SHEET	11-20-21	MM
SHEET C2	PLOT PLAN	05-20-22	MM
SHEET C3	PLOT PLAN	05-20-22	MM
SHEET C4	PRELIMINARY GRADING PLAN	05-20-22	MM
SHEET C5	PRELIMINARY GRADING PLAN	05-20-22	MM
SHEET C6	BOUNDARY & ENCUMBRANCES	05-20-22	MM

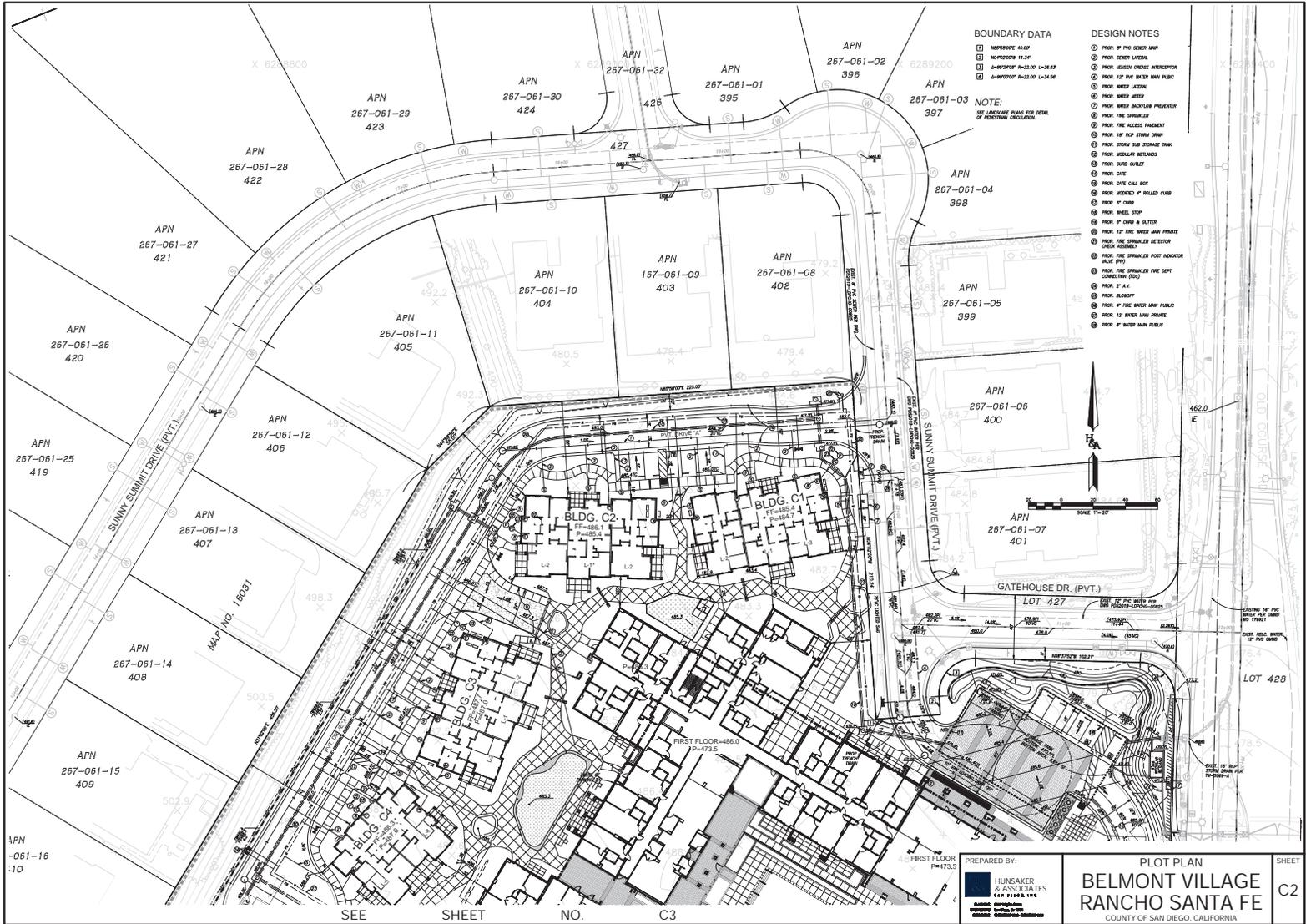
CIVIL TITLE SHEET

BELMONT VILLAGE

RANCHO SANTA FE

COUNTY OF SAN DIEGO, CALIFORNIA

SHEET **C1**



BOUNDARY DATA

- METERS/FEET 4:00/120
- METERS/FEET 11:30/350
- METERS/FEET 11:30/350
- METERS/FEET 11:30/350

NOTE:

SEE LANDSCAPE PLAN FOR DETAILS OF PEDESTRIAN CIRCULATION.

DESIGN NOTES

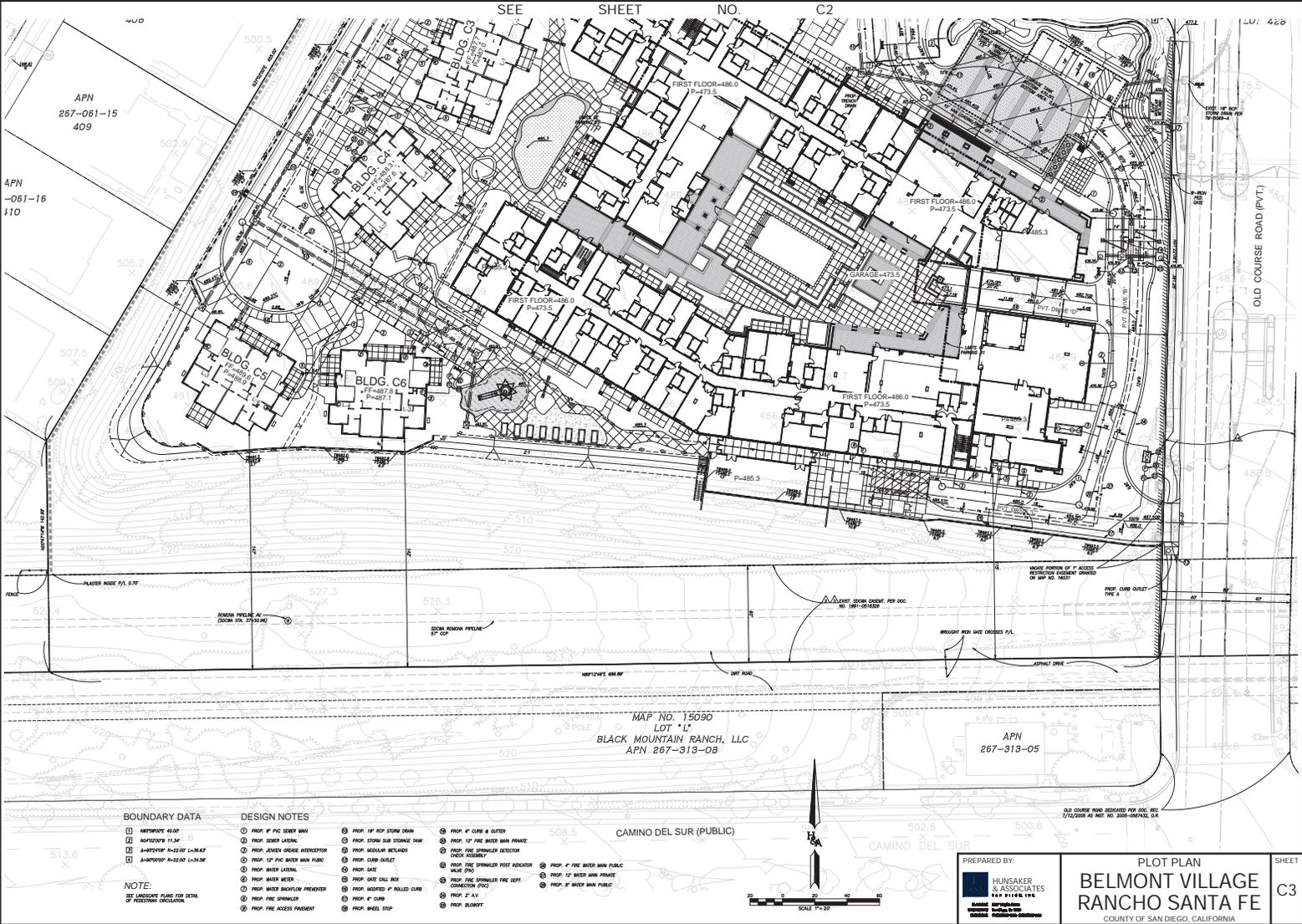
- ① PROP. OF PVC UNDER MAIN
- ② PROP. SLOPE LATERAL
- ③ PROP. SLOPE GRADE INTERCEPT
- ④ PROP. OF PVC UNDER MAIN PUBLIC
- ⑤ PROP. UNDER MAIN
- ⑥ PROP. UNDER MAIN
- ⑦ PROP. UNDER MAIN
- ⑧ PROP. UNDER MAIN
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PREPARED BY:
HUNSAKER & ASSOCIATES
 4445 LA JOLLA VILLAGE DRIVE
 SAN DIEGO, CALIFORNIA 92161
 TEL: 619-594-9900
 FAX: 619-594-9901
 WWW.HUNSAKER.COM

PLOT PLAN
BELMONT VILLAGE RANCHO SANTA FE
 COUNTY OF SAN DIEGO, CALIFORNIA
 SHEET **C2**

R:\1486\APN\Belmont Site 2-3.swg [Date: 17-2023\14:09]

SEE SHEET NO. C2



BOUNDARY DATA

- 1. 140°00'00" W 11.34'
- 2. 3-40°24'00" N 22.00' L 38.82'
- 3. 340°00'00" N 22.00' L 38.82'

NOTE:
SEE LANDSCAPE PLANS FOR DETAIL OF VEGETATION CIRCULATION.

DESIGN NOTES

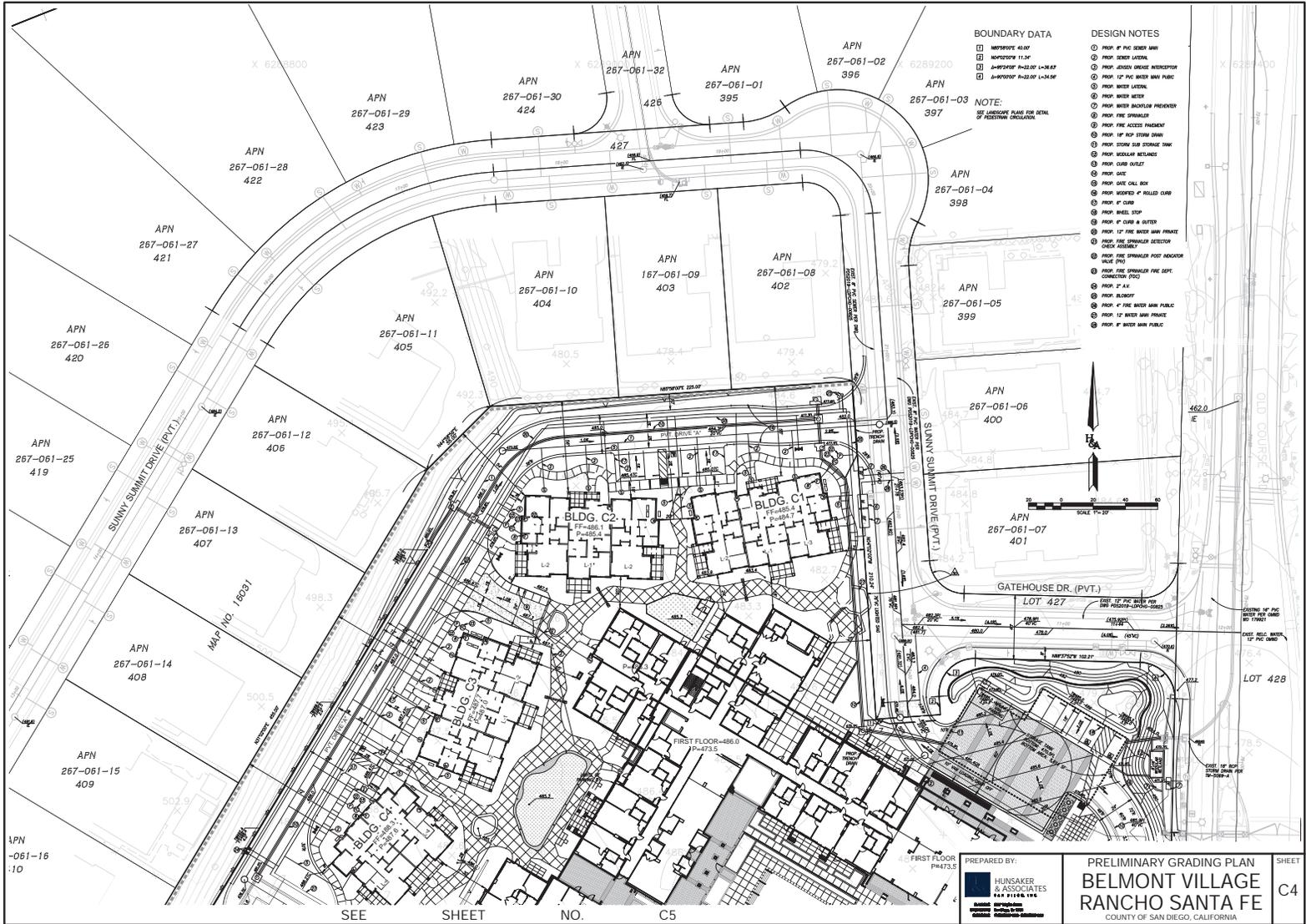
- 1. PROP. 1/2" P.V.C. SINK MAIN
- 2. PROP. SINKY LATENT
- 3. PROP. JENSEN ORANGE INTERCEPTOR
- 4. PROP. 12" P.V.C. WATER MAIN PUBLIC
- 5. PROP. WATER METER
- 6. PROP. WATER BLOWDOWN PREVENTER
- 7. PROP. FIRE SPRINKLER
- 8. PROP. FIRE ACCESS FREEDOM
- 9. PROP. 1/2" AIR STOP
- 10. PROP. 1/2" AIR STOP
- 11. PROP. 1/2" AIR STOP
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- 100. PROP. 1/2" AIR STOP

PREPARED BY:
HUNSAKER & ASSOCIATES
LANDSCAPE ARCHITECTS
1414 PAVAN BLVD.
SAN DIEGO, CA 92108
(619) 594-8888

PLOT PLAN
BELMONT VILLAGE
RANCHO SANTA FE
COUNTY OF SAN DIEGO, CALIFORNIA

SHEET
C3

R:\1486\APN\Belmont Site 2-3.swg [Date=17-2023] 14:10



BOUNDARY DATA

- NETWORK 45.00'
- NETWORK 11.34'
- NETWORK P=22.00' L=38.83'
- NETWORK P=22.00' L=34.50'

NOTE:

SEE LANDSCAPE PLAN FOR DETAIL OF PEDESTRIAN CIRCULATION.

DESIGN NOTES

- ① PROP. OF PVC LEADER MAIN
- ② PROP. SENDER LATERAL
- ③ PROP. SENDER ORANGE INTERCEPTOR
- ④ PROP. OF PVC BINDER MAIN PUBLIC
- ⑤ PROP. BINDER LATERAL
- ⑥ PROP. BINDER METER
- ⑦ PROP. BINDER BACKFLOW PREVENTER
- ⑧ PROP. FINE STRAINER
- ⑨ PROP. FINE ACCESS PAVEMENT
- ⑩ PROP. 18" RCP STORM DRAIN
- ⑪ PROP. STORM SUB STORAGE TANK
- ⑫ PROP. MEDICAL WASTE/DRUG
- ⑬ PROP. CURB OUTLET
- ⑭ PROP. GATE
- ⑮ PROP. GATE CALL BOX
- ⑯ PROP. W/RECORD OF ROLLER CURB
- ⑰ PROP. OF CURB
- ⑱ PROP. WHEEL STOP
- ⑲ PROP. OF CURB & GUTTER
- ⑳ PROP. OF FINE BINDER MAIN PRIVATE
- ㉑ PROP. FINE STRAINER FINE DETECT. CHECK INTERLOCK
- ㉒ PROP. FINE STRAINER FINE DETECT. CONNECTION (FSD)
- ㉓ PROP. OF A.I.V.
- ㉔ PROP. SLOTTED
- ㉕ PROP. OF FINE BINDER MAIN PUBLIC
- ㉖ PROP. OF BINDER MAIN PRIVATE
- ㉗ PROP. OF BINDER MAIN PUBLIC

PREPARED BY:
HUNSAKER & ASSOCIATES
 4415 PAVAN BLVD.
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 TEL: 619-594-8888
 FAX: 619-594-8889

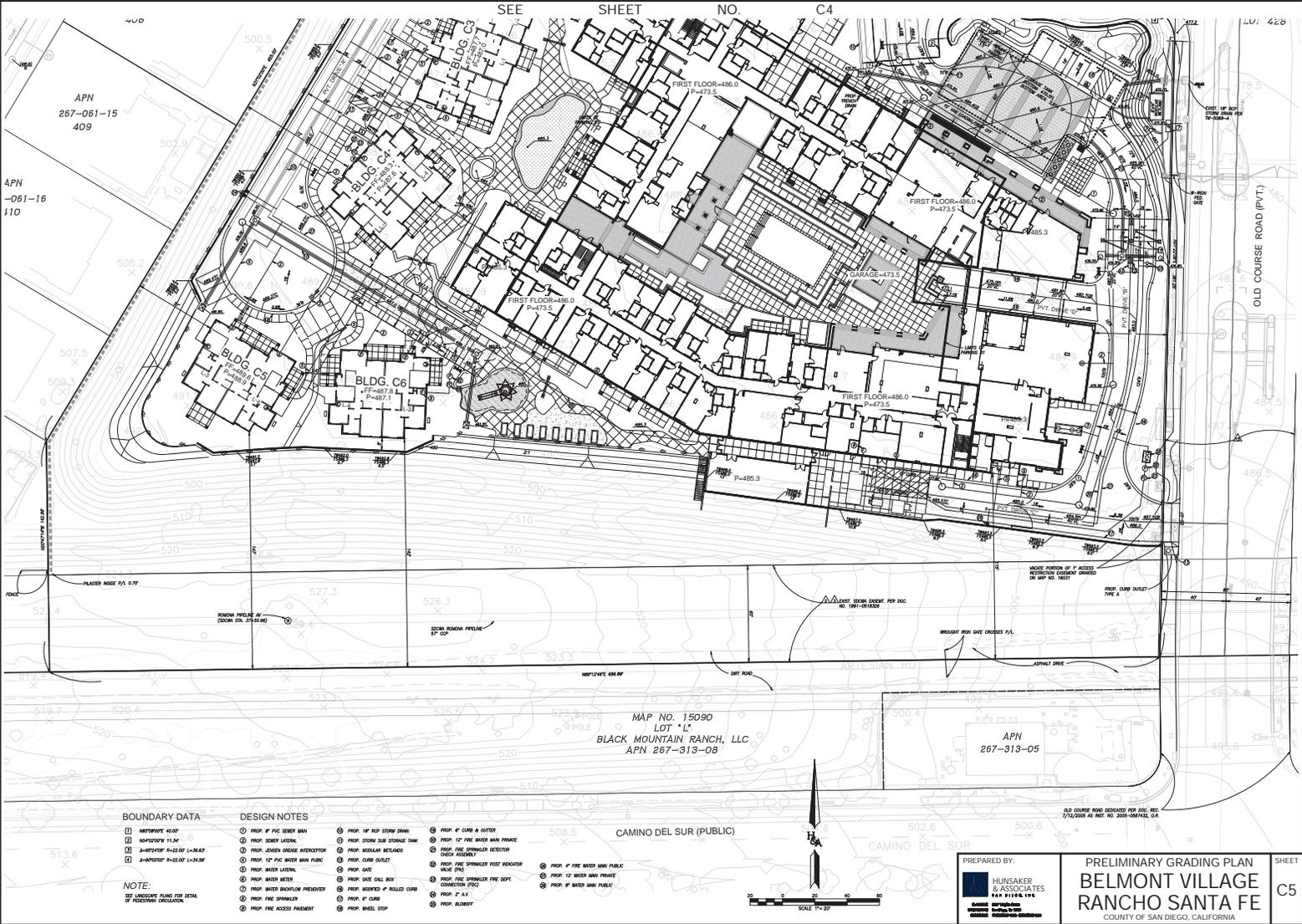
PRELIMINARY GRADING PLAN
BELMONT VILLAGE
RANCHO SANTA FE
 COUNTY OF SAN DIEGO, CALIFORNIA

SEE SHEET NO. C5

SHEET C4

R:\1486\APN\Belmont Site 4-5.dwg [Jan-17-2023] 14:10

SEE SHEET NO. C4



MAP NO. 15090
LOT "L"
BLACK MOUNTAIN RANCH, LLC
APN 267-313-08

APN
267-313-05

BOUNDARY DATA

- 1/4" = 100' HORIZ. SCALE
- 1/4" = 10' VERT. SCALE
- 1/4" = 10' HORIZ. SCALE
- 1/4" = 10' VERT. SCALE

NOTE:
SEE LANDSCAPE PLAN FOR DETAIL
OF VEGETATION REGULATION.

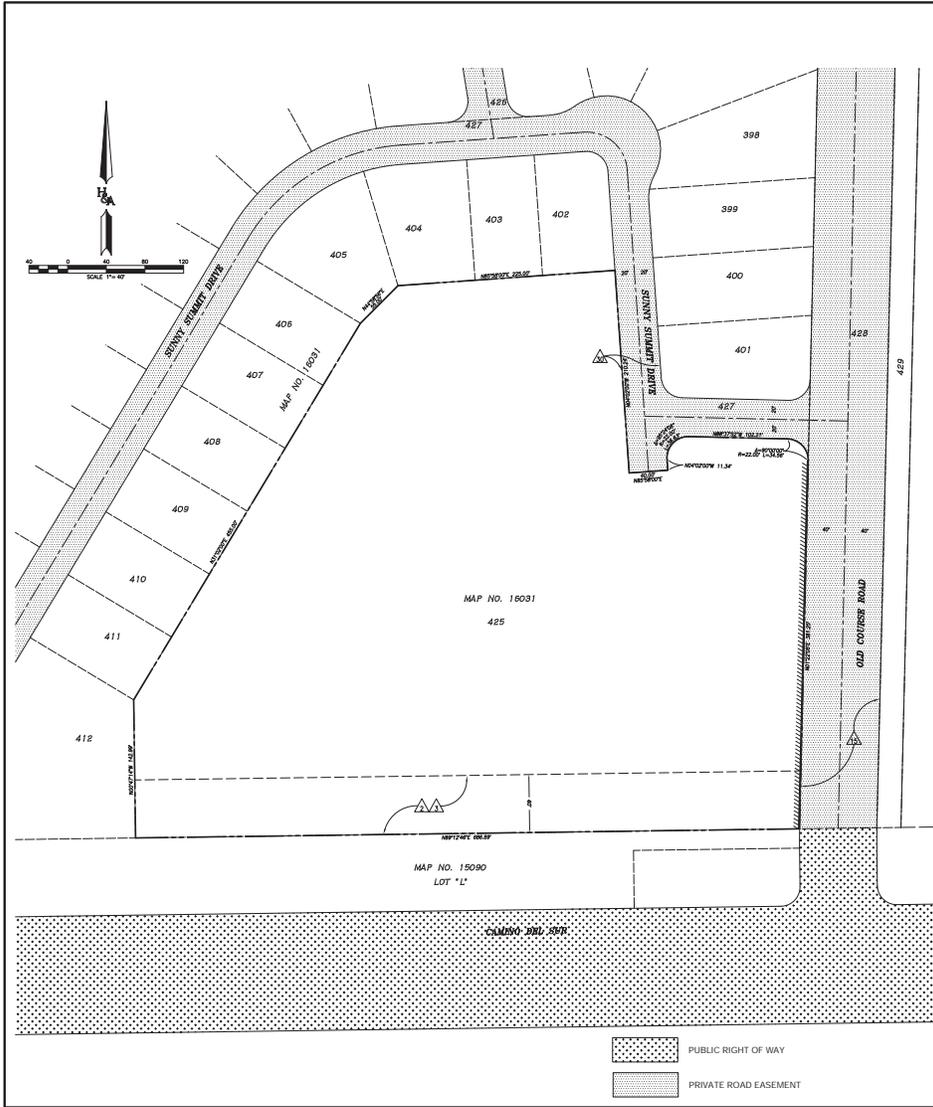
DESIGN NOTES

- 1. PROP. 1/2" FIRE WATER MAIN
- 2. PROP. 1/2" FIRE WATER MAIN PRIVATE
- 3. PROP. 1/2" FIRE WATER MAIN PUBLIC
- 4. PROP. 1/2" FIRE WATER MAIN PUBLIC
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- 97. PROP. 1/2" FIRE WATER MAIN PUBLIC
- 98. PROP. 1/2" FIRE WATER MAIN PUBLIC
- 99. PROP. 1/2" FIRE WATER MAIN PUBLIC
- 100. PROP. 1/2" FIRE WATER MAIN PUBLIC

PREPARED BY:
HUNSAKER & ASSOCIATES
1414 PAVAN BLVD.
SAN DIEGO, CA 92161
TEL: 619-594-8800
WWW.HUNSAKERANDASSOCIATES.COM

PRELIMINARY GRADING PLAN
BELMONT VILLAGE
RANCHO SANTA FE
COUNTY OF SAN DIEGO, CALIFORNIA

SHEET
C5



TITLE REFERENCE

THE COUNTY OF SAN DIEGO HAS REVIEWED THE TITLE REFERENCE COPIES BY THE TITLE COMPANY AS ORDER NO. 0019484-001-1212 WITH AN EFFECTIVE DATE OF DECEMBER 28, 2009.

LEGAL DESCRIPTION

THE SHOWN LAND REFERRED TO HEREIN IS SITUATED IN THE UNINCORPORATED AREA OF COUNTY OF SAN DIEGO, THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS A, 474, 487, 481-41-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-122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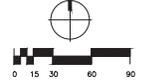
- LEGEND**
- 1 PERIMETER MEANDERING WALK WITH PLANT MATERIALS TO BLEND SENIOR LIVING FACILITY WITH THE NEIGHBORHOOD
 - 2 ARRIVAL CORNER
 - 3 WATER ELEMENT AND SEATING AREA
 - 4 ARRIVAL COURT
 - 5 DOG PARK
 - 6 BIODETENTION AREA SCREENED FROM VIEW WITH TREE AND SHRUB MASSING
 - 7 SWIMMING POOL
 - 8 DINING COURT HARD WITH OUTDOOR KITCHEN
 - 9 DOUBLE SIDED FIREPLACE
 - 10 EVENT LOUNGE PATIO
 - 11 REMOVEABLE UMBRELLAS PER FIRE DEPT. REQ.
 - 12 MEMORY CARE DECK
 - 13 DROUGHT TOLERANT SCREEN PLANTING ON SLOPE
 - 14 GARDEN AREA
 - 15 TOT LOT
 - 16 PROMENADE NODE
 - 17 ROSE CUTTING GARDEN
 - 18 BUTTERFLY / HUMMINGBIRD GARDEN
 - 19 SUCCULENT GARDEN
 - 20 MEANDERING PATH
 - 21 VARIABLE WIDTH WALK
 - 22 BENCHES
 - 23 BOLLARDS
 - 24 DROUGHT TOLERANT ORNAMENTAL GRASSES
 - 25 PUTTING GREEN
 - 26 EXISTING GATEHOUSE AND GATES
 - 27 EXISTING NEIGHBORHOOD
 - 28 LOADING / UTILITY AREA
 - 29 UNDERGROUND PARKING ENTRY
 - 30 SELF-CART PARKING
 - 31 FIRE LANE W/ VEHICLE RATED CONCRETE & D.G. PAVING

- NOTES**
- 1 REFER TO DMA MAP PER CIVIL ENGINEER FOR STORM DRAIN BASIN LOCATIONS (SD-B) AND INFORMATION.
 - 2 FINAL PLANTING DESIGN SHALL CONFORM WITH ALL APPLICABLE RANCHO SANTA FE FIRE DISTRICT LANDSCAPE STANDARDS AND REQUIREMENTS.
 - 3 FINAL PLANTING DESIGN SHALL CONFORM WITH HOME IGNITION ZONES PER RANCHO SANTA FE FIRE DISTRICT LANDSCAPE REQUIREMENTS.
 - 4 FINAL TREE LAYOUT SHALL MEET ALL TREE SPACING AND SETBACK REQUIREMENTS PER RANCHO SANTA FE FIRE DISTRICT LANDSCAPE REQUIREMENTS.

I ATTEST THAT THE DESIGN / PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO WATER EFFICIENT LANDSCAPE DESIGN MANUAL, AS WELL AS ALL REQUIREMENTS OF THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE IN THE CALIFORNIA CODE OF REGULATIONS.

05-31-2023
DATE

CERTIFIED LANDSCAPE ARCHITECT OF WORK



PROPOSED PLANT PALETTE

SYMBOL	PLANT NAME	COLOR CODE	SIZE	PLANT TYPE	REQUIREMENTS
1	AGAVE PARVIFLORA	10000000	12" H	PERENNIAL	WATER EFFICIENT
2	AGAVE PARVIFLORA	10000000	18" H	PERENNIAL	WATER EFFICIENT
3	AGAVE PARVIFLORA	10000000	24" H	PERENNIAL	WATER EFFICIENT
4	AGAVE PARVIFLORA	10000000	30" H	PERENNIAL	WATER EFFICIENT
5	AGAVE PARVIFLORA	10000000	36" H	PERENNIAL	WATER EFFICIENT
6	AGAVE PARVIFLORA	10000000	42" H	PERENNIAL	WATER EFFICIENT
7	AGAVE PARVIFLORA	10000000	48" H	PERENNIAL	WATER EFFICIENT
8	AGAVE PARVIFLORA	10000000	54" H	PERENNIAL	WATER EFFICIENT
9	AGAVE PARVIFLORA	10000000	60" H	PERENNIAL	WATER EFFICIENT
10	AGAVE PARVIFLORA	10000000	66" H	PERENNIAL	WATER EFFICIENT
11	AGAVE PARVIFLORA	10000000	72" H	PERENNIAL	WATER EFFICIENT
12	AGAVE PARVIFLORA	10000000	78" H	PERENNIAL	WATER EFFICIENT
13	AGAVE PARVIFLORA	10000000	84" H	PERENNIAL	WATER EFFICIENT
14	AGAVE PARVIFLORA	10000000	90" H	PERENNIAL	WATER EFFICIENT
15	AGAVE PARVIFLORA	10000000	96" H	PERENNIAL	WATER EFFICIENT
16	AGAVE PARVIFLORA	10000000	102" H	PERENNIAL	WATER EFFICIENT
17	AGAVE PARVIFLORA	10000000	108" H	PERENNIAL	WATER EFFICIENT
18	AGAVE PARVIFLORA	10000000	114" H	PERENNIAL	WATER EFFICIENT
19	AGAVE PARVIFLORA	10000000	120" H	PERENNIAL	WATER EFFICIENT
20	AGAVE PARVIFLORA	10000000	126" H	PERENNIAL	WATER EFFICIENT
21	AGAVE PARVIFLORA	10000000	132" H	PERENNIAL	WATER EFFICIENT
22	AGAVE PARVIFLORA	10000000	138" H	PERENNIAL	WATER EFFICIENT
23	AGAVE PARVIFLORA	10000000	144" H	PERENNIAL	WATER EFFICIENT
24	AGAVE PARVIFLORA	10000000	150" H	PERENNIAL	WATER EFFICIENT
25	AGAVE PARVIFLORA	10000000	156" H	PERENNIAL	WATER EFFICIENT

HPI architecture

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San Diego, CA 92130
o: 658.203.4999

CONSULTANTS

PROJECT TITLE
BELMONT VILLAGE
RANCHO SANTA FE
ADDRESS TO BE ASSIGNED

BELMONT Village SENIOR LIVING

PROJECT IDENTIFICATION

CITY APPROVAL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER
L1.1

MUP SUBMITAL

TREES



AGAVE FLECHOSA / PEPPERCORN TREE



ARBUTUS N. MARINA / MARINA STRAWBERRY TREE



CERCIDILUM / DESERT ASH / DESERT MUSEUM PALO VERDE



CERROS CAMANDENSIS FOREST PANDY / FOREST PANDY EASTERN REDBUD



CITRUS AURANTIIFOLIA MEXICAN THORNLESS / MEXICAN THORNLESS LIME



CITRUS LIMON MEYER IMPROVED / IMPROVED MEYER LEMON



CITRUS SINENSIS CAMPBELL / CAMPBELL VALENCIA ORANGE



CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS



FICUS RUBIGINOSA / RUSTY LEAF FIG



LAGERSTROEMIA INDICA TUSCARORA / TUSCARORA GRAPE MYRTLE



LOPHOSYTON CONFERTUS / BRIGSHAWE BOX



OLEA EUROPAEA WILSONI / WILSON FRUITLESS OLIVE



PERSEA AMERICANA HASS / HASS AVOCADO



PERSEA AMERICANA HASS / HASS AVOCADO



PINUS EDULIS / ALPHONSE PINE



PLATANUS RACEMOSA / CALIFORNIA SYCAMORE



QUERCUS AGRIFOLIA / COAST LIVE OAK



STRELITZIA REGINAE / GIANT BIRD OF PARADISE



TIPUANNA TIPU / TIPU TREE



TIPUANNA TIPU / TIPU TREE



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SEAL



PROJECT TITLE
BELMONT VILLAGE
RANCHO SANTA FE
ADDRESS TO BE ASSIGNED
BELMONT Village
SENIOR LIVING

#	DATE	ISSUED
1		CONCEPT
2		SCHEMATIC DESIGN
3		PRELIMINARY DESIGN
4		FINAL DESIGN
5		CONSTRUCTION
6		
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PROJECT IDENTIFICATION
HPI ARCHITECTURE 2021
© HPI ARCHITECTURE 2021

CITY APPROVAL

SHEET TITLE
PLANT MATERIAL
IMAGERY

SHEET NUMBER

L3.1

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SHRUBS, GRASSES & GROUNDCOVERS



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SEAL



PROJECT TITLE
BELMONT VILLAGE
 RANCHO SANTA FE
 ADDRESS TO BE ASSIGNED
BELMONT Village
 SENIOR LIVING

NO.	DATE	ISSUED
1		CONTRACT
2		PERMITS
3		CONSTRUCTION
4		AS-BUILT
5		FINAL
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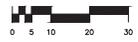
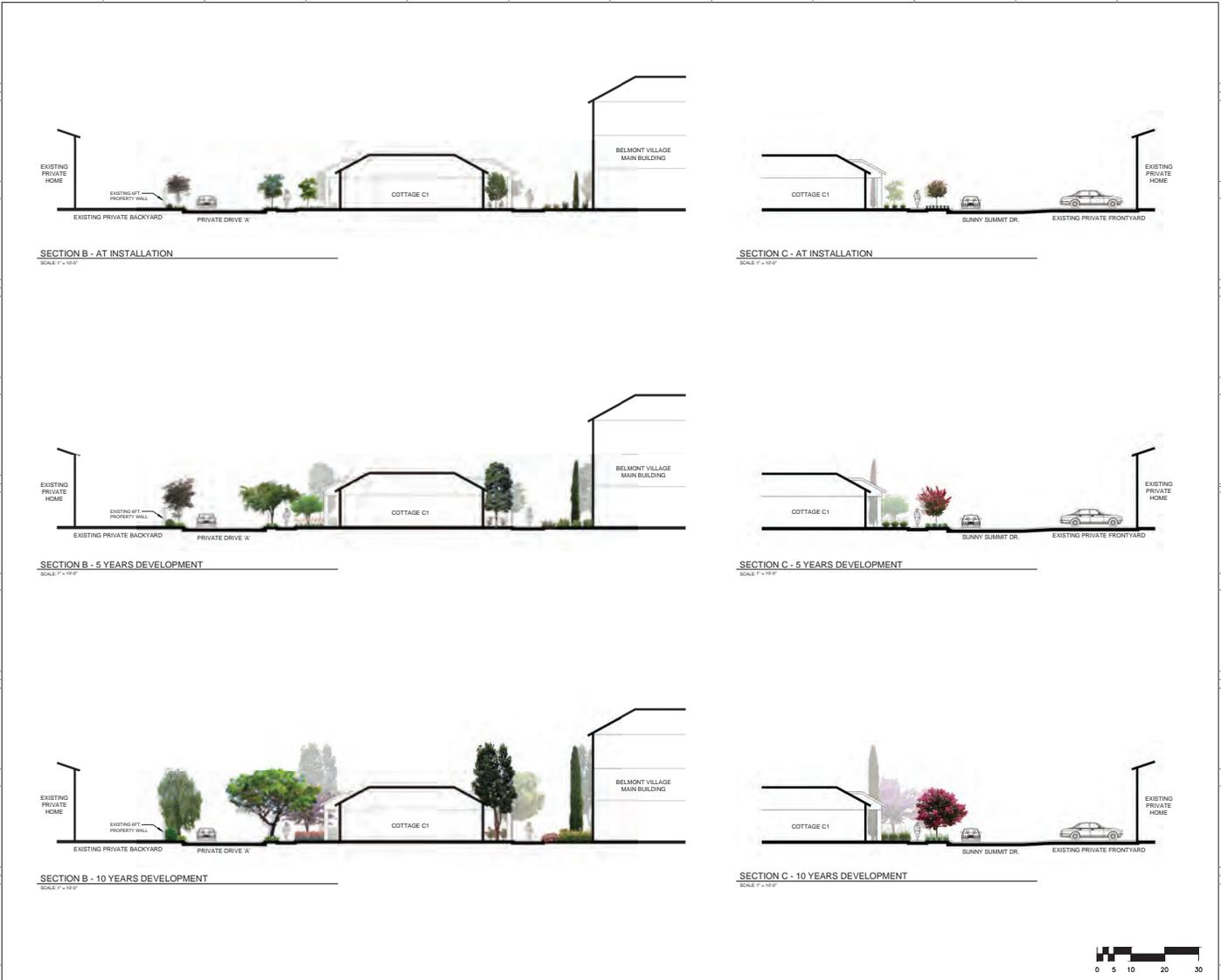
PROJECT IDENTIFICATION
 HPI ARCHITECTURE 2021

CITY APPROVAL

PROJECT TITLE
PLANT MATERIAL
IMAGERY

SHEET NUMBER
L.3.2

MUP SUBMITAL



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SEAL



PROJECT TITLE
BELMONT VILLAGE
RANCHO SANTA FE
ADDRESS TO BE ASSIGNED
BELMONT Village
SENIOR LIVING

#	DATE	ISSUED	DESCRIPTION
1			PRELIMINARY
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PROJECT IDENTIFICATION
As of 12/15/2021, the project is in the preliminary design phase. All information is preliminary and subject to change without notice. The information is provided for informational purposes only and does not constitute a contract. All information is provided as is and without warranty. © HPI ARCHITECTURE 2021

CITY APPROVAL

SHEET TITLE
PRELIMINARY SITE SECTIONS

SHEET NUMBER
L5.2

MUP SUBMITAL

- d. Development envelopes shall be located to maximize connectivity of sensitive habitat, both within the individual lot and between adjacent lots, and to maximize opportunities for corridors of natural habitat through development areas.
 - e. Open space easements shall be dedicated to the County of San Diego or to a habitat management agency approved by the Director of DPLU for all land outside the approved building envelope. Said easements shall prohibit habitat disturbance of any kind other than clearing to satisfy fuel modification requirements.
2. Where the resource to be protected involves vernal pools, the following standards apply:
- a. The preferred approach is that no disturbance to vernal pools will be allowed. However, when unavoidable, disturbance to vernal pools shall be limited to the maximum extent practical.
 - b. Site specific studies shall be prepared to document the amount and habitat value of the resource.
 - c. All possible mitigation measures shall be required to assure no net loss of the habitat. Mitigation measures may include preservation of vernal pools off-site or creation of new vernal pools.
 - d. Open space easements, including appropriate buffer areas to be determined by the Director, shall be dedicated to the County of San Diego or to a habitat management agency approved by the Director of DPLU and shall prohibit disturbance of any kind.
3. The requirement for a Site Plan may be waived by the Director of the Department of Planning and Land Use if the Director determines from site specific biological study or other appropriate means that there are no sensitive habitat resources on the subject property.

"D3" Special Area Regulations Designator - All Development Except Single Family Dwellings

Objective:

To promote a visually unified cohesive design within the Santa Fe Valley Specific Plan Area for all development except single family dwellings.

Standards:

A site plan shall be submitted for review and approval that demonstrates compliance with the Community Design Element of the Santa Fe Valley Specific Plan. Site Plans shall be submitted for review of conformance with the Community Design Element which includes the following components:

1. Grading
2. Streetscapes
3. Entry Treatments
4. Pedestrian Circulation
5. Parking Lots
6. Service and Loading Areas
7. Architecture
8. Walls/Fences
9. Site Lighting
10. Signs
11. Landscaping
12. Plant Palette

Section 2. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript a newspaper of general circulation published in the County of San Diego.

**Attachment B – Form of Decision Approving
PDS2022-MUP-22-004**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

DAHVIA LYNCH
Director

VINCE NICOLETTI
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
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TOLL FREE (800) 411-0017
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COMMISSIONERS

Yolanda Calvo (Chair)
Douglas Barnhart (Vice Chair)
David Pallinger
Ginger Hitzke
Ronald Ashman
Tommy Hough
Michael Edwards

August 25, 2023

PERMITTEE: ATTN: ANDREW GERBER ON BEHALF OF RSF OLD COURSE ROAD, LLC
MAJOR USE PERMIT: PDS2022-MUP-22-004
E.R. NUMBER: PDS2022-ER-95-08-021WXZ
PROPERTY: NORTHWEST OF THE CAMINO DEL SUR/OLD COURSE ROAD
INTERSECTION WITHIN THE SAN DIEGUITO COMMUNITY PLAN AREA WITHIN
THE UNINCORPORATED COUNTY OF SAN DIEGO
APN: 267-061-31-00

DECISION OF THE PLANNING COMMISSION

This Major Use Permit authorizes the construction and operation of a 200-unit State-Licensed Group Care Facility with amenities, associated parking, and signage in accordance with the Specific Plan area designation and Zoning Use Regulations of the Santa Fe Valley Specific Plan. This Major Use Permit consists of plot plans, elevations, preliminary grading plans, conceptual landscape plans, conceptual signage plans. This permit authorizes the proposed uses in accordance with Sections 2887, 5900 through 5910, 6156(zz), and 7350 of the Zoning Ordinance.

This Major Use Permit authorizes an exception from the Height Regulations in accordance with Section 4620 of the Zoning Ordinance to allow for the construction of a three-story building with an underground parking area as well as a maximum height of approximately 48-feet for towers and roof materials of the main Group Care Facility building. This Major Use Permit authorizes Setback Encroachments in accordance with Section 4813 of the Zoning Ordinance to allow for the placement of a portion of the as detailed on the approved Major Use Permit Plot Plans and Major Use Permit conditions.

The granting of this permit also approves the preliminary grading plan. In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#).

This Major Use Permit has been reviewed in accordance with the “D3 Special Area Designator” requirements outlined in Ordinance No. 8627.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit Modification shall expire on **August 25, 2025** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit Modification has commenced prior to said expiration date.

.....
SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

1. GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2–RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an ‘all-purpose acknowledgement’ and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder’s Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. GEN#3–GROUP CARE FACILITY STATE LICENSING

INTENT: In order to comply with Section 1345 of the Zoning Ordinance regarding operations of a Group Care Facility and any applicable State License, a State License for the operating of the facility shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain a State License from the applicable state agency for operations for facility for operations of the facility. The applicant can provide applicable documentation for the State License that the applicant intends to acquire if the timing of acquisition of the State License needs to occur prior to occupancy. **DOCUMENTATION:** The applicant shall submit the applicable State Licensing documentation. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, the applicable State Licensing documentation must be provided. This condition can be deferred to prior to building permit or prior to final occupancy depending on the timing needed by the applicable State License application. **MONITORING:** The [PDS, LDDR] and Zoning Counter shall review the submitted documentation for consistency with this condition.

4. ROADS#1–ONE-FOOT ACCESS RESTRICTION EASEMENT VACATION

INTENT: In order to promote orderly development and to comply with the County of San Diego Public Road Standards, and the Community Trails Master Plan, a portion of the previously accepted 1.00' access restriction easement on Map No. 16031 (County of San Diego Tract No. 5069-6) shall be vacated. **DESCRIPTION OF REQUIREMENT:** Access rights onto Old Course Road (Private Road) shall be obtained by vacating a portion of the 1.00' access restriction easement over a twenty-four foot (24') length fronting the property for a new driveway connection as shown on the plot plan. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the 1.00' access restriction easement vacation, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon recordation of the 1.00' access restriction easement vacation, the applicant shall provide copies of the documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the 1.00' access restriction easement vacation shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare the 1.00' access restriction easement vacation documents for recordation, a Summary of Vacation Resolution shall be reviewed for approval by the Board of Supervisors. The [PDS, LDR] shall review the 1.00' access restriction easement vacation for compliance with this condition.

GRADING PERMIT: (Prior to approval of any grading and/or improvement plans, and issuance of any grading or construction permits).

5. ROADS#2–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the improvements analyzed for the proposed Major Use Permit consistent with Board Policy I-19. **DESCRIPTION OF REQUIREMENT:**

- a. Restripe Old Course Road (Private Road) in substantial conformance with Figure E "Concept Plan" of the Belmont Village Access Input memorandum prepared by Linscott Law & Greenspan dated May 10, 2023 reviewed by the City of San Diego. Restripe to include a left turn pocket into the proposed project driveway.

- b. The project driveway, which shall be designed and constructed per standard drawing G-14 or DS-07 to the satisfaction of the Director of Planning & Development Services.
- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing. The above shall be done to the satisfaction of the Director of Public Works/PDS.

All plans and improvements shall be completed pursuant to the County of San Diego Standards for Private Roads and the Rancho Santa Fe Fire Protection District requirements. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Grading or Improvement Plans to construct the project driveway and to restripe Old Course Road (Private Road).
- b. Pay all applicable inspection deposits/fees with [DPW, PDC].
- c. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Rancho Santa Fe Fire Protection District and [PDS, LDR].

TIMING: Prior to approval of the grading or improvement plan, any building plan and the issuance of any building permit, the private road and driveway improvements shall be completed. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards.

6. **ROADS#3-ENCROACHMENT PERMIT AND PRIVATE IMPROVEMENTS (CITY OF SAN DIEGO)**

INTENT: In the event that construction occurs within City of San Diego right-of-way and in order to ensure that construction and improvements/restriping for the project are constructed in an orderly manner, an encroachment permit or applicable approval documentation from the City of San Diego shall be obtained and implemented.

DESCRIPTION OF REQUIREMENT: A permit and/or applicable approval documentation shall be obtained from City of San Diego for the improvements to be made within the public right-of-way or within the jurisdiction of the City of San Diego for restriping/improvements connecting to the Camino Del Sur intersection. This may include road widening, sidewalk, street lighting, turn lanes, and drainage facilities, to the satisfaction of City of San Diego. *(Note: The conceptual improvements/restriping to Old Course Road connecting to Camino Del Sur are indicated in Figure E "Conceptual Plan" of the Belmont Village Access Input memorandum prepared by Linscott Law & Greenspan dated May 2023 reviewed by the City of San Diego during the processing of the Major Use Permit).* A copy of the permit/approval documentation and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the encroachment permit/applicable approved documentation and provide a copy of the permit and evidence

that all the requirements of the permit have been met from the City of San Diego, to the [PDS, LDR]. This documentation may require notes and information on the grading or improvement plan regarding restriping/improvements on Old Course Road connecting to Camino Del Sur. **TIMING:** Prior to the approval of any grading permit or improvement plan, the encroachment permit/approval documentation shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable grading or improvement plans, and implement any conditions of the permit in the County grading plan or improvement plan.

7. ROADS#4–TRAFFIC CONTROL PLAN

INTENT: In order to provide for safe and orderly flow of vehicle traffic during construction, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have Registered Civil Engineer or licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of Department of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the issuance of any Grading Plan, Public Improvement, ROW or Construction Permit and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

8. ROADS#5–HAUL ROUTE PLAN

INTENT: In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.
- c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

DOCUMENTATION: The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to the issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

9. **ROADS#6–DEBRIS MANAGEMENT PLAN (DMP)**

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5,000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval. All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

- a. Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:
 - The type of project.
 - The total cubic yardage for the project.
 - The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
 - The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
 - The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
 - The name of the facility (or facilities) which debris will be exported to.
- b. During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:

- Identify the project location.
- Log the date that material was transported off site.
- Log the type of graded or cleared material.
- Estimated material weight, tonnage, or cubic yards.
- Name of entity transporting the material.
- Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
- Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled with in 90 days of the receipts.
- Daily logs shall include separate entries for each occurrence of materials reused on site.
- Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.

c. Exemption:

- Excavated soil and land-clearing debris that is contaminated by disease or pests are not required to be reused on- or off-site, provided that: (i) the County Agricultural Commissioner has made a determination of disease or pest contamination and permittee follows commissioner's direction for recycling or disposal of the material, (ii) the materials are generated in a known pest and/or disease quarantine zone identified by the California Department of Food and Agriculture, or (iii) the materials are otherwise not required to be reused under the CalGreen Code

DOCUMENTATION: The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcountry.ca.gov. Templates for all forms required are available at:

https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html.

TIMING: Prior to approval of any plan or issuance of any permit, the Debris Management Plan shall be prepared and submitted to the DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMP documents for the project. The [DPW, CO], shall forward the approval of the DMP to [PDS, LDR] for compliance with this condition.

10. STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:**

- a. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay any deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, prior to use of the property in reliance of this permit; execution of the recorded agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

11. STRMWTR#2-EROSION CONTROL

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [State Construction General Permit, Order No. 2009-00090-DWQ](#), or subsequent order and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), and all other applicable ordinances and standards for this priority project.

DESCRIPTION OF REQUIREMENT: The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant shall process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, and prior to use of the property in reliance of this permit, the Erosion Control Plan shall be approved and the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the Erosion Control Plan adequately satisfies the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

12. LNDSCP#1—LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that addresses screening, and to comply with Chapter 7 within the Santa Fe Valley Specific Plan, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading Ordinance, the Santa Fe Valley Specific Plan Community Design Guidelines, and the requirements of the D3 Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the [Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b Show all required wheel stops.
- i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: plans shall be in substantial conformance with the Conceptual Landscape Plan,
- j. Irrigation plans shall provide the Landscape Reclaimed Water number issued by the Department of Environmental Health and Quality in the upper right-hand corner of the Irrigation plans.

- k. Prior to final County approval of the landscape plans, provide a copy of Rancho Santa Fe Fire Protection District's stamp of approval of the plans. Include all required fuel modification zones with dimensions and all required notes.
- l. Outdoor lighting shown on Sheet L4.1 shall comply with the County's Dark Sky's Ordinance, the San Dieguito Community Plan's Dark Sky Policy, and the Site Lighting requirements in Section 7.4 of the Santa Fe Valley Specific Plan.
- m. Show location of any proposed fencing, or security railing on retaining walls. Provide construction details, including material type, color, and height. Ensure all fencing is consistent with Section 6708 of the Zoning Ordinance

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

GRADING PERMIT: (Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits).

13. EASEMENTS#1–EASEMENT CONCURRENCE LETTERS

INTENT: In order to ensure work is constructed within easements through authorization of the public entity or grantee of the easement. **DESCRIPTION OF REQUIREMENT:** A letter of authorization or documentation shall be provided demonstrating that work or construction can occur within applicable easements on the subject property. **DOCUMENTATION:** The applicant shall provide letters of authorization from a grantee of an easement or documentation demonstrating that work or construction can occur within applicable easements on the subject property. The applicant shall submit the documentation to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of the improvement plans or grading plan, the documentation shall be submitted. **MONITORING:** The [PDS, LDR] shall review the documentation.

14. ROADS#7–DEBRIS MANAGEMENT PLAN (DMP)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov, **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5,000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval. All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

- a. Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:
- The type of project.
 - The total cubic yardage for the project.
 - The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
 - The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
 - The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
 - The name of the facility (or facilities) which debris will be exported to.
- b. During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:
- Identify the project location.
 - Log the date that material was transported off site.
 - Log the type of graded or cleared material.
 - Estimated material weight, tonnage, or cubic yards.
 - Name of entity transporting the material.
 - Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
 - Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled within 90 days of the receipts.
 - Daily logs shall include separate entries for each occurrence of materials reused on site.
 - Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.
- c. Exemption:
- Excavated soil and land-clearing debris that is contaminated by disease or pests are not required to be reused on- or off-site, provided that: (I) the County Agricultural Commissioner has made a determination of disease or pest contamination and permittee follows commissioner's direction for recycling or disposal of the material, (ii) the materials are generated in a known pest and/or disease quarantine zone identified by the California Department of Food and Agriculture, or (iii) the materials are otherwise not required to be reused under the CalGreen Code

DOCUMENTATION: The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcountry.ca.gov. Templates for all forms required are available at:

https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html.

TIMING: Prior to approval of any plan or issuance of any permit, the Debris Management Plan shall be prepared and submitted to the DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMP documents for the project. The [DPW, CO], shall forward the approval of the DMP to [PDS, LDR] for compliance with this condition.

15. CULT#1–ARCHAEOLOGICAL AND TRIBAL MONITORING

INTENT: In order to ensure that undiscovered buried archaeological resources and human remains are not affected, an Archaeological and Tribal Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the “Project Archaeologist,” shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, and trenching activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.

TIMING: Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, PPD] for inclusion in the

grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

16. CULT#2-CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN

INTENT: In order to mitigate for impacts to Traditional Cultural Properties, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with a culturally-affiliated consulting Tribe (Campo, San Pasqual, or Viejas). **DESCRIPTION OF REQUIREMENT:** A single Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative, and a culturally-affiliated consulting Tribe (Campo, San Pasqual, or Viejas). The Cultural Resources Treatment Agreement and Preservation Plan shall be reviewed and agreed to by the County prior to final signature and authorization. The Cultural Resources Treatment Agreement and Preservation Plan shall include but is not limited to the following:

- a. Parties entering into the agreement and contact information.
- b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Kumeyaay Native American monitors, County, and consulting tribes.
- c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials.
- d. Excavated soils. No soils are proposed for export. Consultation with the culturally-affiliated tribes shall occur should excavated soils need to be exported offsite.
- e. Treatment of identified Native American cultural materials.
- f. Treatment of Native American human remains and associated grave goods.
- g. Confidentiality of cultural information including location and data.
- h. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

Note: The Treatment Agreement and Preservation Plan cannot conflict with regulations that apply to the project.

DOCUMENTATION: A copy of the implemented agreement shall be submitted to the [PDS, PPD] for approval. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [PDS, PPD] shall review the implemented agreement for compliance this condition.

17. STRMWTR#3–STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County. **DOCUMENTATION:** The applicant shall process the agreement forms with [PDS, LDR] and pay any deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan, execution of the recorded agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

18. STRMWTR#4–EROSION CONTROL

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [State Construction General Permit, Order No. 2009-00090-DWQ](#), or subsequent order and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant shall process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to approval of any grading or improvement plan, the Erosion Control Plan shall be approved, and the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the Erosion Control Plan adequately satisfies the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the

required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

BUILDING PERMIT: *(Prior to approval of any building plan and the issuance of any building permit).*

19. AQ/GHG#1–SUSTAINABILITY MEASURES

INTENT: In order to promote sustainable project designs. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following sustainability measures:

- a. Installation of low-water-use landscaping consistent with the County of San Diego Landscaping Ordinance and the applicable conditions related to Landscaping.
- b. Construct 2 EV Parking Spaces with Charging Stations beyond the required amount under 2022 CalGreen minimum requirements for the Group Care Facility use.

DOCUMENTATION: The applicant shall comply with the requirements of this condition.

TIMING: Prior to approval of any building plan or the issuance of any building permit, these design measures shall be implemented on the building plans and landscape plans.

MONITORING: The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with these conditions. The [PDS, BPPR] shall verify that the Building Plans comply with the remaining conditions.

20. BLD#1–LIGHTING COMPLIANCE

INTENT: In order to ensure that all lighting proposed for the project conforms with the Lighting Ordinance, the following notes and condition shall apply. **DESCRIPTION OF REQUIREMENT:** The Building Division [PDS, BPPR] shall review that all lighting indicated on the plans comply with Section 59.101 et. Seq. of the San Diego County Code,

Section 6322 et. Seq. of the San Diego County Zoning Ordinance, and all outdoor lighting will conform to Title 24 or other applicable requirements, be fully shielded, and downward facing. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and the [PDS, BPPR] shall review the lighting and notes for compliance.

MONITORING: The [PDS, BPPR] shall review all proposed lighting and notes for compliance with the applicable lighting code and requirements

21. PLN#1–PREVIOUS DISCRETIONARY PERMIT CONDITIONS (TM-5069)

INTENT: In order to comply with the conditions listed on Tentative Map 5069 Resolution dated December 13, 1995 related to the development of the Group Care Facility.

DESCRIPTION OF REQUIREMENT: Prior to issuance of building permit, the applicant shall comply with conditions 13 a., b., c., d., and e. or provide documentation that the previous conditions have been complied with. Each applicable fee and the respective requirement may be waived or deemed satisfied upon proof of prior payments or evaluation with the PDS, LDDR that the fee can no longer be applied to a road improvement or impact fee measure. **DOCUMENTATION:** The applicant shall comply with the conditions listed on the Tentative Map Resolution 5069 related to the Group Care Facility.

MONITORING: The [PDS, BPPR] shall review that the applicable fees have been paid and the conditions have been satisfied upon coordination with the [PDS, LDDR].

22. FIRE#1–RANCHO SANTA FE FIRE PROTECTION DISTRICT

INTENT: In order to promote orderly development and to comply with the County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The building permit plans for the Major Use Permit shall be reviewed and approved by the Rancho Santa Fe Fire Protection District. **TIMING:** Prior to approval of any building permits, the Rancho Santa Fe Fire Protection District shall review the building plans and the applicable building design measures shall be included. **MONITORING:** The Rancho Santa Fe Fire Protection District shall review the building plans and the [PDS, BPPR] shall review the plans for consistency with the Rancho Santa Fe Fire Protection District requirements.

23. ROADS#8–DEBRIS MANAGEMENT REPORT (DMR)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. **DESCRIPTION OF REQUIREMENT:** Prior to Rough Grade Inspection and release, and prior to issuance of any building permit, a Final Debris Management Report must be submitted for review and approval by the DPW Recycling Compliance Official. The report shall include:

- Project name.
- List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- Provide copies of receipts for export facilities, haulers, or materials reused on site.
- Signed self-certification letter (see template).

DOCUMENTATION: Prior to Rough Grade Release and prior to issuance of any building permit, a final report shall be prepared and submitted for review and approval to the DPW Recycling Compliance Official. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html.

TIMING: Prior to building permit issuance, and Rough Grading release, the Debris Management Final Report shall be prepared and submitted to DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMR documents for the project. The [DPW, CO], shall forward the approval of the DMR to [DPW, PDC] and [PDS, Building PCC] for compliance with this condition.

OCCUPANCY: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).

24. CULT#3 - CULTURAL RESOURCES MONITORING REPORT

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that

documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been conveyed as follows:

- (1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete, and the bond amount

can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

25. STRMWTR#5–VERIFICATION OF STRUCTURAL BMPs

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 4 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms with [DPW, PDC] or [PDS, BLDG]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

26. LNDSCP#2–CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that addresses screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance, the Santa Fe Valley Specific Plan Community Design Guidelines, and the requirements of the D3 Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS, LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

27. STRMWTR#6–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER:

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

- a. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).

- b. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.
- c. Sample copies of the following:
 - 1) A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
 - 2) One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

DOCUMENTATION: The applicant shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; provision of stormwater documents shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the letter provided by the applicant for consistency with the condition and County Standards.

28. PLN#2–SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans

ONGOING: *(Upon establishment of use the following conditions shall apply during the term of this permit).*

29. PLN#3–SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, and driveways areas, trash enclosures, removal of graffiti from walls, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting, wall/fencing and required signage. This also includes the installation of a fire hydrant. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from

the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

30. **PLN#4–ACCESSORY USES**

INTENT: A Minor Deviation or Modification to a Major Use Permit is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Site Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

31. **PLN#5–GROUP CARE FACILITY OPERATIONS**

INTENT: In order to comply with applicable regulations and enforce ongoing requirements and design features of the project. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following operating requirements listed below:

- a. Shuttle services or a similar shared vehicle program for residents of the facility shall be provided.
- b. The facility shall operate in conformance with an applicable State License for operations of the facility.
- c. The amenities associated the facility such as the salon, group kitchen, etc., shall be limited to the use of residents as well as visitors/guests of residents of the facility. It is not the intent that the amenities are for general public use.

DOCUMENTATION: None. The property owner and permittee shall conform to the applicable requirements. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

32. **PLN#6–MAJOR USE PERMIT SETBACK ENCROACHMENT**

INTENT: In order to comply with the Consolidated Fire Code and Section 4813 of the Zoning Ordinance for Setback Encroachments in accordance with a Major Use Permit, the following condition shall apply throughout the duration of this permit. **DESCRIPTION OF REQUIREMENT:** In accordance with the Setback Regulations and setback encroachments in accordance with Section 4813 of the Zoning Ordinance and in the event that a future building permit is submitted for the subject property that requires the application of a setback in accordance with the Zoning Ordinance, the local fire district shall review the location of the proposed structure and the *[PDS, BPPR]* shall review the

location of the proposed structure with findings in relation to community character and safety. A Major Use Permit Minor Deviation and/or Modification and other applicable permits from PDS/DPW may be required for any future proposed setback encroachments. **DOCUMENTATION:** Documentation of approval from the local fire protection district is required for any structure requiring a building permit that requires the application of a setback as identified within the Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* and *[County Fire District]* are responsible for enforcement of this permit.

33. NOISE#1—ON-GOING SOUND LEVEL COMPLIANCE:

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit.

34. STRMWTR#6—SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with *[DPW, WPP]*. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[DPW, WPP]* is responsible for compliance of this permit.

35. ROADS#9—PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the onsite private roads/driveways are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on-site/off-site private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site private roads that serve the Project. *(Note: The applicant intends to enter into a Share Use and Maintenance Agreement with the neighboring HOA for Old Course Road).* **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply

during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

36. PLN#7–SIGNAGE IN ACCORDANCE WITH MUP

INTENT: In order to comply with the San Dieguito Community Plan and Sections 7609 (d) and 6252(x) of the Zoning Ordinance. **DESCRIPTION OF REQUIREMENT:** A conceptual sign package listing anticipated square footages and location of signs are included as part of the Major Use Permit Plot Plans. Any future changes to submitted sign packages shall require an applicable minor deviation/modification in accordance with Section 7609(d) of the Zoning Ordinance. Any future changes permitted under an applicable minor deviation or modification shall contain information on plans related to the square footage of signage and shall be evaluated for consistency with the Santa Fe Valley Specific Plan guidelines. **DOCUMENTATION:** Upon changes to proposed signage and submittal of minor deviations/modifications to the Major Use Permit for signage changes, the plot plans shall contain sufficient information related to signage consistent with this condition. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] and [PDS, BPPR] are responsible for enforcement of this permit.

GRADING PLAN NOTES

PRE-CONSTRUCTION MEETING: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

37. CULT#GR-1–ARCHAEOLOGICAL AND TRIBAL MONITORING – PRECONSTRUCTION MEETING

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.

DURING CONSTRUCTION: *(The following actions shall occur throughout the duration of the construction).*

38. AQ/GHG#2–AIR QUALITY FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities.

DESCRIPTION OF REQUIREMENT: The project applicant or designee shall comply with the San Diego County Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

- a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.
- b. Water construction areas between dozer/scrapper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.
- c. Terminate grading activities in winds in excess of 25 miles per hour (mph).
- d. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.
- e. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures.
- f. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.
- g. Enforce a 15-mph speed limit on unpaved surfaces.
- h. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
- i. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM₁₀) -efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

39. PALEO#GR-1–PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the

[County of San Diego Grading Ordinance Section 87.430](#), if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#).

TIMING: The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDC] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [DPW, PDC] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

40. **AQ/GHG#3–CONSTRUCTION ARCHITECTURAL COATINGS**

INTENT: In order to reduce emissions of volatile organic compounds (VOC). **DESCRIPTION OF REQUIREMENT:** The project shall comply with the coatings requirement of SDAPCD Rule 67.0.1. **DOCUMENTATION:** The applicant shall comply with the Air Quality requirements in accordance with SDAPCD Rule 67.0.1 of this condition. **TIMING:** The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:** The [DLPU, BI] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DLPU, BI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

41. **CULT#GR-2–ARCHAEOLOGICAL AND TRIBAL MONITORING – DURING CONSTRUCTION**

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.

- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
 2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
 3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
 4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
 6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. **Human Remains.** If any human remains are discovered:
1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.
 3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
 4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete

- their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
 - d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
 - e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant fails to comply with this condition.

42. DPW#2-RECYCLING - GRADING MATERIAL DIVERSION:

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts or other vendor or disposal or transfer station facility information that accepted grading material from the approved grading project. **DOCUMENTATION:** Daily Logs shall be prepared and kept on-site for inspection and include the following:

- A. Identify the project location.
- B. Log date that material was transported off the site
- C. Log type of grading or clearing material
- D. Weight of the material or its approximate tonnage or cubic yards
- E. Name of the party transporting the materials
- F. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.
- G. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.

- H. The Daily Log shall include separate entries for each occurrence of materials reused on-site.
- I. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement

TIMING: The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall ensure that the grading contractor is preparing and maintaining the daily logs on-site. The [DPW, PDCI] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

43. NOISE#2–TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with the project and to comply with County Noise Ordinance 36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit).

44. PALEO#GR-2–PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be prepared upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a “No Fossils Found” letter from the grading contractor to PDS stating that the monitoring has been completed

and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#).

- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the letter report to PDS for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI]* that the requirement is completed.

45. **CULT#GR-3—ARCHAEOLOGICAL AND TRIBAL MONITORING – ROUGH GRADING INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

- a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to *[PDS, PPD]* for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the report shall be completed. **MONITORING:** *[PDS, PPD]* shall review the report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI]* that the requirement is completed.

46. DPW#3–RECYCLING - GRADING MATERIAL DIVERSION:

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements.

DESCRIPTION OF REQUIREMENT: At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the [DPW, CO] and shall include:

- A. Project name.
- B. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- C. Provide copies of receipts for export facilities, haulers, or materials reused on site.
- D. Signed self-certification letter (see template).

TIMING: The final report shall be prepared and submitted at Rough Grade inspection.

MONITORING: The [DPW, PDCI] shall ensure that the grading contractor has prepared and submitted the final report to [DPW, CO]. The [DPW, PDCI] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

FINAL GRADING RELEASE: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

47. CULT#GR-4–ARCHAEOLOGICAL AND TRIBAL MONITORING – FINAL GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials have been conveyed as follows:

- (1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent

curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant’s archaeologist shall prepare the final report and submit it to *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

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MAJOR USE PERMIT FINDINGS FOR PDS2022-MUP-22-004

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification are made:

- (a) The location, size, design, and operating characteristics of the proposed use would be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. *Harmony in scale, bulk, coverage, and density*

The Project consists of a fully licensed group care facility that intends to be classified by a state license for a residential care facility for the elderly (RCFE) with up to 200 units of independent living, assisted living, and memory care and associated parking, vehicular circulation, sidewalks, landscaping, and lighting on the property. The proposed project is comprised of: (a) one three-story main building with a total of up to 185 independent living, assisted living, and memory care units in approximately 168,433 gross square feet; (b) 15 single-story independent/assisted living cottages ranging in size from approximately 1,200 to 1,500 square feet; and (c) an underground parking garage beneath the main building with approximately 105 parking spaces. An additional 22 surface parking spaces are proposed, as well. The project is consistent with the use regulations of the Santa Fe Valley Specific Plan (SFVSP).

The Project has been designed in order to create a buffer and transition area between the residences located adjacent to the western and northern portions of the Project site. The cottages have been designed to be a minimum of 50-feet from the nearest property line and range in size from 1,200 to 1,500 feet. The cottages contain architectural features similar to nearby single-family residences and are designed to be smaller than adjacent residences which range from 4,000 to 5,000 square foot residences. The main building has been located in the southwest corner of the property to be as far as possible from the nearest residence as well as to be located directly adjacent to an on-site slope. The on-site slope located along the southern boundary of the property ranges from 15 to 35 feet in height and screens the majority of the Project from Camino Del Sur, the nearest public road. The western boundary of the property also contains slopes of approximately 10 to 15 feet in height. The residences located adjacent to the property along the western boundary of the Project site reach a maximum height that is comparable to the max height of the main building due to the elevation of the adjacent slope. The architecture of the main building has been designed to include features such as balconies as well as varying materials and colors along the exterior of the building to break up the massing of the main building. The main building contains architectural features and materials such as tile roofs that are found on surrounding residences and the Maranatha Christian Schools structures located adjacent to the Project site.

The coverage of the Project site with the proposed structures is comparable to surrounding properties. The project site is approximately 7.1-acres and

surrounding parcels range in size from approximately 0.3 acres to over 10 acres. The mix of building designs of cottages and a main building serve as a transition and buffer from the nearby residences as well as the nearby school structures. The surrounding parcels range in coverage from approximately 30 to 80 percent as the surrounding property contains residences and schools. The approximate coverage of the buildings associated with the project is 30 percent which is comparable to coverage on surrounding properties.

The Project proposes 200 units that are consistent with the SFSVP designation of the property. The group care facility associated units are separate from the allocation of traditional residential density as discussed in the SFVSP.

2. *The availability of public facilities, services, and utilities*

Service availability forms have been provided by all applicable utilities and agencies for Fire, Sewer, Water, and Schools. The Project is proposed on a previously graded site directly adjacent to the incorporated City of San Diego and the existing road and utility infrastructure are located adjacent to the site. The surrounding area has primarily been built including nearby residences located north and west of the site. All required utilities are therefore available for the project.

2. *The harmful effect, if any, upon desirable neighborhood character*

The use of the Project is a group care facility which is consistent with use designation of the site in the SFVSP. Access to the site has been designed to be minimally intrusive by including a service entrance located south of a gatehouse along Old Course Road. Service vehicles and supply trucks for the facility will not need to wait behind the security of the gatehouse to access the site and will not cause queuing of cars waiting to access through the gatehouse.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

4. *The generation of traffic and the capacity and physical character of surrounding streets*

Project traffic generation is consistent with that which was analyzed in the SFVSP EIR. The project does not result in traffic generation in excess of the capacity and physical character of the surrounding streets. Based on the Transportation Impact Analysis prepared for the project, the project would not result in a significant transportation impact as the traffic generated for the project is anticipated to be 510 Average Daily Trips while the site was previously identified to generate 600 ADT. The Project consists of the construction of a new driveway intended only to be used by employees that connects to Old Course Road, a road that is privately

maintained by the Lakes Community Homeowners Association. The Applicant has coordinated with the Lakes Community Homeowners Association to agree to fair share payments for the use of Old Course Road. Additionally, the employee service entrance is intended to reduce queuing time at a guardhouse located along Old Course Road. The new employee entrance proposed along Old Course Road required the preparation of a transportation memo that has been reviewed and approved by the City of San Diego. The conceptual striping plan that is designed to accommodate the new employee service entrance includes a left turn into the employee entrance. Therefore, the number of trips associated with the project would not substantially increase or alter the physical character of surrounding streets.

5. *The suitability of the site for the type and intensity of use or development which is proposed*

The project is consistent with the SFVSP's land use designation for the site as a group care facility. The project's development intensity is consistent with the 200 group care units allocated to the site in the SFVSP. The project is conditioned to obtain a State License for the operations of the facility as a licensed group care facility as defined by the SFVSP and Zoning Ordinance. As such, the project is consistent with the type and intensity of use intended for the site.

6. *Any other relevant impact of the proposed use*

No relevant impacts were identified.

- (b) *The impacts, as described in Findings (a) above, and the location of the proposed use would be consistent with the San Diego County General Plan.*

The project is within the Semi-Rural Regional Category, Specific Plan Land Use Designation and is within the San Dieguito Planning Area. The project complies with the General Plan because the project is consistent the goals and policies of the General Plan such as Policy LU-6.5 (Sustainable Stormwater Management) because the project has incorporated required stormwater management features consistent with the Best Management Practice Design Manual. Furthermore, the project would be consistent with policies and goals outlined in the San Dieguito Community Plan such as the Recreation Goals and Policies for providing a combination of recreational opportunities to all age groups in San Dieguito. The project is consistent with the SFVSP's land use designation for the site as a group care facility and has been reviewed for conformance with the SFVSP. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

- (c) *That the requirements of the California Environmental Quality Act have been complied with.*

An addendum dated July 14, 2023 (Log No. PDS2022-ER-95-08-021WXZ) to the previously certified Environmental Impact Report (EIR) dated October 20, 1995, has been prepared and is on file with Planning & Development Services. It has been determined that the Project, as designed, will not cause any significant impacts to the environment which require mitigation measures that were not previously analyzed in the certified EIR. There are no substantial changes to the Project, changes in circumstances, or new information that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effect from what was analyzed in the certified EIR.

D3 SPECIAL AREA DESIGNATOR FINDINGS IN ACCORDANCE WITH ORDINANCE NO. 8627

This Major Use Permit has been reviewed in accordance with the “D3 Special Area Designator” requirements outlined in Ordinance No. 8627. This Major Use Permit contains findings in accordance with the concurrent Site Plan procedure requirements of Section 5762 of the Zoning Ordinance.

Standards:

A Site Plan shall be submitted for review and approval that demonstrates compliance with the Community Design Element of the Santa Fe Valley Specific Plan (SFVSP). Site Plans shall be submitted for review of conformance with the Community Design Element which includes the following components:

1. *Grading:*

The SFVSP contains specific guidance relative to grading within the High and Medium Visual Sensitivity areas, as well as within the Del Dios Highway/San Dieguito River Park viewshed. The project site is not within an identified High or Medium Visual Sensitivity area, nor it is within the Del Dios Highway/San Dieguito River Park viewshed. Therefore, this component of the criteria is not applicable to the project.

The SFVSP states that “throughout the Specific Plan Area, measures for protecting existing trees, native vegetation, rock outcroppings, and other natural features shall be indicated on grading plans.” The project site is a previously graded pad with a slope along the southern boundary that will remain. The site does not contain existing trees, native vegetation, rock outcroppings, or other natural features.

The SFVSP contains specific language relative to road alignments. The project includes interior drive aisles but would not result in any new roads. The project will require a new driveway for an employee service entrance in order to prevent employee service trucks from queuing while waiting to enter into the project site. Therefore, this component of the criteria is not applicable to the project.

The SFVSP contains language related to where grading cannot be avoided, the use of creative grading techniques is encouraged. The project results in 46,590 cubic yards of cut and 2,649 cy of fill. Project grading will allow for underground parking. The site has been previously graded and the majority of grading is only required for an underground parking garage which will assist in the removal of cars from parking in the project vicinity.

2. Streetscapes:

The Streetscape Plan section of the Design Element of the SFVSP applies to roads identified in Figure 7-1, Streetscape Plan, of the SFVSP. The project site is not located near a road identified in Figure 7-1. Therefore, this criterion is not applicable to the project.

3. Entry Treatments:

The Entry Treatments section of the Design Element of the SFVSP includes guidance relative to Community Entries and Neighborhood Entries. The project will retain the entry and gatehouse along Old Course Road. The employee service entrance will be located in front of the gatehouse and the architectural features of the gatehouse will not be removed. The project will also include landscaping along the project frontage and entry.

4. Pedestrian Circulation:

In accordance with the Pedestrian Circulation section of the Community Design Element, group-care housing developments should include the following:

Each unit should have private outdoor spaces such as patios, balconies, or decks.

Belmont Village provides for various levels of care, from independent living, to assisted living, to memory care. The provision of private outdoor spaces, such as patios, balconies, and decks, relate to the various levels of independence of each unit's resident. Approximately half of the units include private outdoor space, appropriate to the unit's resident care level. Private outdoor space is not provided for higher levels of assisted living and memory care, as such spaces pose a safety risk to the residents of these units. Ample common open space and amenities are provided throughout the project site.

A common open space area and linking walkways to the buildings.

Common open space elements include several outdoor courtyards with meandering paths and promenade, and a memory care deck. All amenities are connected by internal and external pathways.

Extensions of trails and open space linkages that connect to common areas.

The project does not include any public open space areas or trails. All private common area elements are linked via walkways and sidewalks, appropriate to the mobility needs of the project residents.

Common open space areas located near points of entry to maximize accessibility by residents.

Common open space areas are located throughout the project site to maximize access for residents regardless of mobility. Common open space areas near the main entry of the project include a promenade with rose cutting garden, butterfly/hummingbird garden, and succulent garden; arrival corner with decorative boulders, cobble swaths, and desert trees; a water element with seating area; and a perimeter meandering walk along the eastern boundary of the site with plant materials.

5. Parking Lots:

The project places the majority of parking within an underground parking area. A total of 22 visitor parking spaces are provided as surface parking in four parking areas. These parking spaces are located at the perimeter of the project site, separated from a slope planted with drought tolerant landscape screening by the project drive aisles.

The site is not located near a woodland; these requirements are therefore not applicable. Similarly, the parking plan does not include parking lots at or greater than 30 feet, and the shade tree planting requirement does not apply. However, the landscape plan does include shade trees along parking spaces.

Landscaping around the parking areas reinforces and delineates the pedestrian circulation system, to include contiguous and noncontiguous sidewalks. Additionally, canopy trees provided at the periphery of the parking areas provide shading to the extent feasible in accordance with the County Fire Code.

6. Service and Loading Areas:

Loading for the project is located along the southern elevation of the main building. This area is visually and architecturally integrated into the design of the building and is screened from Camino del Sur through an existing landscaped slope that will remain in place. The project will require a new driveway for an employee service entrance in order to prevent employee service trucks from queuing while waiting to enter into the project site.

7. Architecture:

In accordance with the Community Design Element of the SFVSP, the group care facility, has been designed to be a comfortable, memorable place with quality character and a sense of permanence imparted by high-quality architectural elements and thoughtful design. Examples of high-quality architectural detail on-site include masonry, wrought iron balustrades, earth-tone and light wall plaster, and painted steel. Roofing material emulates an organic blend of terracotta and burgundy tones, tying in with surrounding residential roof materials.

In response to climatic conditions of Southern California, which can be hot and dry at certain times of the year, the project's building design and placement have been informed by shade, as well as prevailing wind patterns. Indoor/outdoor space and gatherings areas have been located to ensure appropriate shading during warmer summer months, while allowing for passive heating in cooler winter months. This is achieved both through placement within the site (in response to surrounding buildings) and orientation relative to landscaping, as well as via adaptable shade

mechanisms, such as movable/removable umbrellas. Trellises and roof overhangs allow for shaded building entrances and circulation areas.

The project is designed as a gathering place for its residents and resident visitors, with varied and comfortable indoor and outdoor spaces that are interconnected and oriented to the pedestrian. Courtyards have been integrated into the project design. A central courtyard contains key outdoor amenities, to include a swimming pool, dining courtyard with outdoor kitchen, double sided fireplace for gathering, an event lounge patio, removable umbrellas, and a pool/dining area bar. Additional courtyards are provided throughout the project and are programmed with features such as a dog park, putting green with removable umbrellas, tot lot (for visiting family members), and garden area, as well as the memory care deck. These courtyards are connected to each other, the project buildings, and other amenities through a meandering path with benches.

Roof planes are varied and resemble the gradient of the natural topography. The structures have been designed with 360-degree detail so that there are no long, straight, unarticulated building façades facing the public. Architectural elements that create interest within the building mass include off-setting planes, plaster of varying colors/tones, and stone façade elements. Landscaping also includes varied planes and levels to further create visual interest and soften building form including landscaping placed on an existing slope.

Any rooftop mechanical equipment will be screened from public view via elements that have been architecturally integrated into building design.

The project does not include multi-family residential, neighborhood commercial, the Clubhouse and Tennis Center, or structures within the Del Dios/River Park viewshed. Therefore, these components of the criteria are not applicable to the project.

8. Walls/Fences:

Retaining walls would be located in the western and southern portions of the site, as well as a meandering retaining wall for ambiance at the arrival corner. Consistent with Community Design Element criteria, these retaining walls would be natural in color and relieved by landscaping.

Outdoor refuse enclosures will be appropriately screened, consistent with the Community Design Element criteria. Screening includes enclosure walls six feet in height and a durable opaque gate. Refuse screening has been designed to be visually cohesive with the architecture of the project and earth-tone colors. Outdoor refuse enclosures are located in the southern portion of the site, away from the front of the building.

Fences are designed to be of open construction to allow views to and from the project site. The project does not include solid fences for noise mitigation or fences on hillsides.

9. Site Lighting:

Site lighting has been designed to be consistent with criteria of the SFVSP Community Design Element. Heights, materials, colors, and configuration of light fixtures and standards have been selected to blend with the project buildings, as well as existing residential uses to the north and west. Outdoor lighting will be energy efficient, shielded, and screened to prevent direct rays from

reaching adjacent properties. Exterior lighting will be utilized to enhance safety and security of all site users, including pedestrians, bicyclists, and motorists, and will aid in wayfinding.

While lighting has been designed to complement building design, accent lighting will be integrated to feature architectural elements, landscaping, entrances, and pedestrian access and walk areas. The project is conditioned to conform with the lighting ordinance and dark sky policy which requires all lighting to be shielded.

10. Signs:

Signage that is constructed of high quality and durable materials coordinated with project architecture is provided within the development for adequate identification. Signage includes wall signs and ground-mounted monument signs. The project does not include roof signs; pole signs; temporary advertising devices and displays; or rotating, revolving, flashing, or moving signs. The project site is not within the easterly portion of Subarea II.31. The project does not consist of a commercial use with signage.

11. Landscaping:

The Community Design Element of the SFVSP includes the following guidance:

Native Vegetation: Existing mature, native trees and shrubs, natural rock outcroppings, and riparian areas should be preserved and special measures should be taken during any grading and construction activity to ensure that no unanticipated impacts will occur. Indigenous vegetation should be emphasized in the landscape concept. Ornamental drought-tolerant plantings which fit well with these vegetation types may also be utilized but should be limited to transition areas.

The project site does not contain native vegetation; existing mature, native trees and shrubs; natural rock outcroppings; or riparian areas as the site has been previously graded. The slope on the southern portion of the project site will be retained.

Vegetation Removal: Structures and improvements should be located so as to minimize the removal of exiting trees and vegetation. Any existing trees in the development area shall be shown on the tentative map, use permit, or site plan application.

The project site does not contain existing trees and vegetation as the project site has previously been graded.

Revegetation: Vegetation disturbed as a result of grading should be replanted and irrigated. Revegetation programs should try to use native species for reseeding as a first choice. Only if this is unavailable should revegetation programs use "non-reseeding" species to hold soil until native vegetation can be established allowing the biological community to naturally reclaim slopes and protect the slopes from erosion.

There is no vegetation to be disturbed as a result of the project site being previously graded.

Invasive Species: Invasive species Cortaderia spp. (Pampas grass) and Arundo donax (Giant reed) should not be used in any landscaping or revegetation within the SPA.

Invasive species are not utilized in the landscape palette.

Planting on Slopes: Planting along the slope side of development should be designed to allow controlled views, yet partially screen and soften architecture. Tree species type and placement should be chosen such that the tree(s) is capable of exceeding the height of the top of the slope.

Planted slopes are located predominantly along the western and southern perimeters of the site. Along the western boundary, these slopes meet up with single-family homes at a higher elevation. The southern boundary contains an existing slope. In both instances, these slopes will be landscaped with drought-tolerant screen planting that includes trees, shrubs, grasses, and groundcover. This screening landscaping will partially screen views of the project from exterior vantage points and will help soften the project's architecture. Screening trees include varieties of peppermint, pine, and oak that will have a mature canopy height capable of exceeding the height of the top of the slope.

Transition Areas: Landscaping should make a gradual transition from ornamental to native vegetation. Planting plans should be visually sensitive to the use of plant materials in the transition zone which compliment and harmonize in color and massing with the plant materials in both the irrigated and ornamental and non-irrigated natural areas.

The project does not interface with native plant communities.

Fire Suppression Zones: Sensitive fire suppression (fuel modification) landscape designs should provide necessary protection while striving to maintain the visual and biological integrity of native plant communities. Buffer areas should be limited to the minimum determined by the fire protection agency and the Specific Plan Fire Management Plan.

The project does not interface with native plant communities. The project site is located in an area surrounded by urban development and is not proximate to areas where native habitats occur. The final landscape plan is conditioned to be reviewed by Rancho Santa Fe Fire Protection District and the project has been designed with fuel-modification zones consistent with the County Fire Code.

Irrigation: Irrigation systems should be water-efficient and emphasize the use of drip emitters, bubblers, and low-precipitation spray heads. An automatic controller should be installed with all irrigation systems. All planting except for existing native

vegetation should be adequately irrigated and maintained to ensure viability. Lawn and shrub irrigation systems should be separate. Avoid the use of sprinkler heads to cover both shrubs/ground cover and lawns simultaneously. All street trees should be automatically irrigated.

The project includes a water-efficient irrigation system that emphasizes the use of drip emitters, bubblers, and/or low-precipitation spray heads. The irrigation system employs an automatic controller, and vegetation will be adequately irrigated and maintained to ensure viability. The project is subject to the Landscape Ordinance which requires water reduction measures for installation of landscaping.

Street Tree Planting: Street trees should be related to the classification of the street (see Figure 7-1, Streetscape Plan):

- a. *Primary Theme Roads:* Large informal shade trees provide the best continuity and interest along longer collector streets. These streets should have a single species of tree.
- b. *Secondary Theme Roads:* Each residential streetscape should have an identifiable street tree planting giving each neighborhood a distinctive unified look.

The project does not encompass any Primary or Secondary Theme Roads. The nearest project entrance connecting to a public road will be planted and include a landscaped slope.

Landscape Edge Zones: Landscape edge zones are defined as the parkway and setback from any Theme Roads and shall include all visible slopes from these roads. Design of these areas should consider the following:

- a. The landscape theme and palette at edge zones should be compatible with community-wide theme while allowing variety to be expressed for individual project landscape palettes.
- b. The overriding landscape concept is to create an informal, attractive landscape buffer along roads and trails. Consideration must be given at all times to the presentation and enhancement of views, and landscape softening of higher-density residential areas.
- c. Monumentation, textured paving, flowering accents, shrubs and specimen trees should be used to generate interest at entry points.
- d. Vegetation indigenous to the area should be emphasized in the landscape concept; ornamental drought-tolerant plantings which fit well with these vegetative types should also be utilized.
- e. Utility fixtures should be located and screened with landscaping in order to reduce their visual impact in the community.
- f. The planting along the Theme Roads should have a feeling of continuity from start to finish.

The project site is not the location of any landscape edge zones, defined as the parkway and setback from any Theme Roads. Additionally, the project does not include any visible slopes from these roads, as the project site sits at a lower

elevation than Camino del Sur. The slope along Camino del Sur will be planted with landscaping.

12. Plant Palette:

Consistent with the planting palette provided in the Community Design Element of the SFVSP, the project utilizes drought tolerant, deer resistant, and native species to minimize water usage and maintain the natural shape and character of the surrounding environs. The project site is not located within the defined landscape concept areas, nevertheless, the project’s landscaping palette includes items from this criterion, including but not limited to toyon and sage.

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ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(SDRWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below. <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated

February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

GRADING PERMIT: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.202 \(a\) of the County Code](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

NOTICE: IN THE EVENT THAT ANY ACTIVITY, INCLUDING EARTHMOVING OR CONSTRUCTION, DISCOVERS THE PRESENCE OF UNDERGROUND STORAGE TANKS AND/OR CONTAMINATED SOILS ON-SITE, THE CONTRACTOR AND/OR PROPERTY OWNER SHALL NOTIFY THE COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY. THE PRESENCE OF CONTAMINATED SOILS WILL REQUIRE SOIL TESTING AND REMEDIATION IN ACCORDANCE WITH STANDARD COUNTY PROCEDURES. THIS PROCESS WILL BE DETERMINED ONCE THE COUNTY IS NOTIFIED OF THE PRESENCE OF CONTAMINATED SOILS.

NOTICE: Please note that the Project is tied to a development related to the McCrink Ranch Habitat Management Plan. Please contact Autumn Viglione at autumn.viglione@sdcounty.ca.gov for additional information regarding the status of the Habitat Management Plan.

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health and Quality (DEHQ)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMDS HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Planning Commission until a hearing on your application is held and action is taken by the Board of Supervisors. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION
DAHVIA LYNCH, DIRECTOR

BY:

Mark Slovick, Deputy Director
Project Planning Division
Planning & Development Services

email cc:

Sean Oberbauer, Project Manager, Planning & Development Services
Michael Johnson, Planning Manager, Planning & Development Services
Taylor Ryan, Land Development, Planning & Development Services
Jennilyn Gonzales, Land Development, Planning & Development Services
Andy Gerber, Applicant Team
Heather Riley, Applicant Team
San Dieguito CPG

Attachment C – Environmental Documentation



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
PHONE (858) 694-2962 FAX (858) 694-2555
www.sdcountry.ca.gov/pds

VINCE NICOLETTI
ASSISTANT DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR PURPOSES OF CONSIDERATION OF PDS2022-MUP-22-004

August 25, 2023

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously certified Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent Environmental Impact Report have occurred.

There are some minor changes and additions, which need to be included in an Addendum to the previously certified Environmental Impact Report to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add: Belmont Village Senior Living
2. To the Project Number(s) add: PDS2022-MUP-22-004; PDS2022-ER-95-08-021WXZ
3. To the first paragraph add as indicated: The Environmental Impact Report for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated August 25, 2023, which includes the following forms attached.
 - A. An Addendum to the previously certified Environmental Impact Report with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated August 25, 2023.
 - B. An Ordinance Compliance Checklist



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
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(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
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VINCE NICOLETTI
ASSISTANT DIRECTOR

August 25, 2023

An Addendum to the Previously Certified Environmental Impact Report for the Santa Fe Valley Specific Plan

FOR PURPOSES OF CONSIDERATION OF BELMONT VILLAGE SENIOR LIVING PROJECT

PDS2022-MUP-22-004, PDS2022-ER-95-08-021WXZ

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified Environmental Impact Report (EIR) covering a project for which a subsequent discretionary action is required. The Belmont Village Project occurs within the approved Santa Fe Valley Specific Plan (SFVSP) area, for which a Final Environmental Impact Report (FEIR) was certified by the County of San Diego (County) Board of Supervisors in September 1996, and is located on a site within the SFVSP where development of a group care facility has been evaluated. In this case, the County of San Diego (County) must assess whether the FEIR for the SFVSP adequately covers the impacts associated with the Project. This Addendum has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously certified FEIR:

The SFVSP FEIR (Specific Plan 95-001; Rezone 95-008; Log 95-8-21) analyzed the environmental effects of the SFVSP. The SFVSP sets forth a comprehensive concept for the development of a residential community in the San Dieguito Community Plan area of northcentral unincorporated San Diego County. The SFVSP provides policies and guidelines for development within an approximately 3,163-acre multi-ownership Specific Plan Area (SPA). In December of 1995, the Board of Supervisors adopted the formal SFVSP. The SFVSP is intended to promote coordinated development of individual parcels within the SPA consistent with policies designed to address open space, conservation, recreation, residential and commercial development, circulation and access, community facilities and infrastructure, development phasing and financing, and site planning and community design. The FEIR concluded that implementation of the SVFSP would not result in any unmitigable impacts. With implementation of mitigation measures, potentially significant environmental impacts to biological resources, cultural resources, visual quality/aesthetics, traffic/

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circulation, noise, air quality, hydrology/water quality, geology/seismicity/soils, and paleontological resources would be avoided. Based on the analysis of the FEIR, the following issue areas were determined not to have significant effects on the environment and, therefore, required no mitigation: land use, population/demographics, and socioeconomics. Additionally, implementation of the SFVSP would result in certain beneficial socioeconomic effects to employment, regional average personal income, and regional economic activity.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact Sean Oberbauer, Project Manager
- b. Phone number: (619) 323-5287
- c. E-mail: sean.oberbauer@sdcounty.ca.gov

3. Project applicant's name and address:

RSF Old Course Road, LLC. (Attn: Andrew Gerber)
7660 Woodway Drive, Suite 400
Houston, TX 77063

Applicant Contact Information:

- a. Contact Andrew Gerber, Project Manager
- b. Phone number: (619) 455-9846
- c. E-mail: agerber@belmontvillage.com

4. Summary of the activities authorized by present permit/entitlement application(s):

The SFVSP allows the development of a maximum of 1,200 residential dwelling units at varying densities throughout the SPA. (See Figure 1, *Santa Fe Valley Specific Plan Land Use Plan*.) Additionally, included in the SFVSP are amenities intended to serve the community, such as schools, recreational facilities, and commercial areas. To serve future commercial needs of SFVSP residents, a seven-acre neighborhood retail site is included with a maximum floor area ratio (FAR) of 0.25. Other uses allowed in the SPA, subject to approval of a Major Use Permit (MUP), include: golf course(s) and clubhouse(s), tennis facilities, a resort hotel with a maximum of 250 rooms, a group care facility with a maximum of 200 beds¹,

¹ At the time the SFVSP was adopted, individual living units at RCFEs were typically smaller, room-size accommodations with a private bathroom. Living units at that time were frequently referred to as "rooms" or "beds" consistent with the terminology used in the SFVSP. The congregate care industry has undergone gradual product evolution since the SFVSP was first adopted. This evolution has largely been focused on improving the quality of the resident experience, including enhanced dining options, more amenities, and more common areas. Living units have generally also become larger, now typically resembling studio- or small one-bedroom (occasionally two-bedroom) apartments with kitchenettes providing a refrigerator, sink, and microwave (and in some cases cooktops). While unit sizes have become larger over time, however, the number of residents accommodated by each unit has remained consistent. Most units continue to be occupied by an individual or a couple. Thus, a 200-room or 200-

an equestrian facility, and institutional uses (including an elementary school, a middle school, a fire station, and a local park). Community facilities and circulation elements would also be provided in accordance with the SFVSP.

The Conservation and Open Space plan of the SFVSP identifies two open space categories. Land designated as Open Space I would be preserved as permanent open space. Open Space I includes areas along the San Dieguito River Valley, areas along Lusardi Creek, areas in the southwestern portion of the SPA containing biological resources considered to be of maximum sensitivity and most slopes over 25 percent, and other sensitive habitat areas throughout the SPA. Land designated as Open Space II would allow active and passive recreational uses. The passive areas of Open Space II are planned to act as a buffer between the biological areas associated with Open Space I and developed areas. The active recreational areas of Open Space II are mostly golf courses.

Clustering of residential units is encouraged by the SFVSP to minimize the amount of the SPA designated for development area. The residential land use densities vary from Rural (one dwelling unit per six acres or larger) to higher residential densities (up to four dwelling units per acre). The Low Medium density land use designation also includes two school sites.

A summary of land uses, including the site area and density included in the SFVSP, is provided below in Table 1, *Santa Fe Valley Specific Plan Land Uses*.

The SFVSP comprises several main tentative maps including: the Balcor Subdivision Tentative Map, the Seaton Subdivision Tentative Map, and the McCrink Ranch Subdivision Tentative Map. The proposed Project is located within the McCrink Ranch Subdivision Tentative Map area, which comprises 744 acres of land in the central portion of the SPA (see Figure 2, *McCrink Ranch Subdivision Tentative Map*). Del Dios Highway and the San Dieguito River channel generally form the northern boundary, the Balcor Subdivision area forms the western boundary, the Bernardo Lakes subdivision area is located to the east, and Black Mountain Ranch generally forms the southern boundary of the McCrink Ranch Subdivision. Access to the subdivision area is from Camino del Norte to the south and the Del Dios connector via Del Dios Highway to the northwest. The McCrink Ranch Subdivision (TM-5069) was anticipated to include an approximate project description of a total of 390 dwelling units, 273 acres of permanent open space, a nine-hole executive golf course, an equestrian facility, and a group care facility.

bed group care facility in the 1990s envisioned by the SFVSP would be licensed for the same general number of residents as a 200-unit RCFE today.

Table 1. Santa Fe Valley Specific Plan Land Uses

Land Use Category	Acreage Subtotal	Total Gross Acres	Dwelling Units (DUs)
<i>Open Space</i>			
Open Space I		1,404.0	
Open Space II		374.5	
Golf Courses (2) ¹	355.0		
Equestrian Facility	7.0		
Clubhouse	12.5		
<i>Residential</i>			
Rural (1 DU/6 acres or larger)	132.8	1,287.0	1,200 DUs
Very Low (1 DU/4-5.9 acres)	293.0		21
Low (1 DU/2-3.9 acres)	69.0		58
Low Medium (1 DU/1-1.0 acres) ²	394.0		23
Medium (1.1-2 DU/acre)	265.6		297
Medium High (2.1-4 DU/acre)	132.4		384
<i>Commercial</i>			
Neighborhood Commercial	7.0	40.0	
Resort/Hotel	25.6		
Group Care	7.3		
<i>Community Facilities</i>			
Neighborhood Park	14.0	58.3	
Fire Station	1.5		
Sewage Treatment Plant	8.0		
Water Storage Facilities	34.2		
Water Treatment Facility	0.6		
		<i>Total Acres</i>	3,163

¹ Includes an 18-hole and a 9-hole golf course. May allow up to 14 dwelling units rather than the 9-hole golf course under the Specific Plan, transferred from residential areas.

² Includes 12-acre elementary school and 30-acre middle school.

Note: Numbers may not sum to totals due to rounding.
DU = Dwelling Unit

Since the original adoption of the Specific Plan, there have been a number of modifications affecting the Specific Plan's land uses. Specific Plan Amendment (SPA) 01-002, R01-002, P95-009W and P95-010W2 (Log No. 95-08-007D) were approved in March 2003, allowing for a number of changes to Area II of the Specific Plan, notably relocating the golf course clubhouse from where it was shown in the original Specific Plan to a previously approved resort/hotel site and designating the previous golf course site as Low- Medium Residential. Specific Plan Amendment 04- 003, R05-003, TM5393RPL3, and S04-052 (Log No. 95-08-021K) approved in April 2006 resulted in the transfer of seven residential units from Planning Area II-16 to II-30. Specific Plan Amendment 03-002, R99-009, and TM5081RPL7 (Log No. 95-08-021B) were approved in November 2006 for the subdivision of 115 acres into 37 residential lots within Subareas V-2 and V-4 and portions of V-1, V-3, and V-5 of the Santa Fe Valley Specific Plan. Specific Plan Amendment 07-002 (Log No. 95-08-021DDD) approved in March 2008 re-designated the entry at The Lakes Subdivision from a neighborhood entry to a community entry and allowed for the construction of a guardhouse and gates. Specific Plan Amendment 11-001 was approved July 17, 2013, allowing the reclassification of 7 lots from "attached residential" to "detached residential." SPA PDS2014-SPA-14-001, PDS2010-3300-10-037(MUP), PDS2012-3940-12-002(VAC), PDS2010-3910-

9508007L(ER) was approved in June 2019 to update the Specific Plan and allow for the development of the Chinese Bible Church of San Diego.

- 5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

NO

The Project requires a MUP to develop an approximately 200-unit fully licensed residential care facility for the elderly (RCFE), which is defined as Group Care in the Zoning Ordinance, on approximately seven acres (APN 267-061-3100) within the SFVSP SPA. Situated near the northwest corner of the intersection of Camino del Sur and Old Course Road, the Project site is surrounded by the developed Rancho Santa Fe Lakes Unit 4 single-family neighborhood to the north and west, Old Course Road to the east, and Camino del Sur to the south (see Figure 3, *Location Map*). Access to the site would be off portions of Old Course Road and Sunny Summit Drive. An employee service entrance is proposed along the southeastern boundary of the property which will require a vacation of a 1-foot access restriction easement as dedicated on Final Map 16031. The Project is conditioned to process the 1-foot access restriction easement vacation. A conceptual striping plan has been prepared for the proposed employee entrance connecting to Old Course Road near the intersection of Camino Del Sur. The conceptual striping plan and preliminary design of the service entrance includes construction within the City of San Diego jurisdiction which may require future encroachment permits and similar improvement permits from the City of San Diego upon implementation of the Project. Regional access would be provided from I-15, approximately two miles east of the Project site.

The Project would be comprised of an approximately 168,433-gross-square-foot main building located generally in the southeastern portion of the site. The main building would be three stories in height plus an underground parking garage and would accommodate 185 independent living, assisted living, and memory care units. Common areas and amenities including a dining room, outdoor dining terrace, commercial kitchen, bistro, movie theater, beauty salon, wine room, fitness center, library, meeting spaces, art studio, administrative offices, and an outdoor pool would also be within the main building. An additional 15 independent/assisted living cottages, ranging in size from approximately 1,208 to 1,480 square feet, would be located in the northwestern portion of the site. Residents of the 15 cottages would have access to all common area and amenities, and care would be delivered to cottage residents in their cottages. The cottages would all be single story. An emergency generator would be located on-site, situated up against the manufactured slope in the southern portion of the property. (See Figure 4, *Proposed Plot Plan*.)

To provide a transition to adjacent single-family homes, the proposed site layout places the taller main building closest to Old Course Road and Camino del Sur, with lower building heights associated with the cottages located in the northwest portion of the site. No structures would be within 50 feet of the property line where the site abuts single-family homes to the west and north.

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Parking for the Project would be accommodated within an approximately 105-car underground parking garage. Earthwork for the project consists of 46,590 cubic yards of cut and 2,649 cubic yards of fill with 43,941 cubic yards of material being exported. The majority of grading required for the site involves the construction of the underground parking garage. Approximately 22 off-street surface parking spaces are proposed at the entry to the main building and at the cottages, for a Project total of approximately 127 parking spaces. In addition, golf cart parking spaces would be provided.

The MUP application includes requested exceptions from height requirements and setbacks in accordance with the Zoning Ordinance. Relative to the height exception the Project requests a maximum height of 48-feet and a maximum of three stories (including mansard rooftop, roof access stairs tower, and highest shaft), whereas the base zoning provides for a maximum two stories in height not to exceed 35 feet. Relative to setbacks, design of the Project requires encroachment of portions of the main building into the standard setback. As currently designed, setback encroachments would be approximately 33 feet and 44 feet, where the requirements is 60 feet.

The Project site is in the San Dieguito Community Planning Area and has a General Plan land use designation of SPA, with a regional category of Semi-Rural. The site is zoned S88 (Specific Planning Use regulations). The Project site has been fully graded as part of build out of the SFVSP under Major Grading Permit Record ID: L-15602; the site is devoid of natural features with only a modified slope in the southern portion of the property and is surrounded by development in the form of single-family residences, a school, and roadways. The proposed Project does not differ in any meaningful way from the previously approved project and uses identified in the Santa Fe Valley Specific Plan.

The Project is consistent with the SPA land use designation for the Project site and complies with all applicable sections of the SFVSP. Furthermore, the Project is consistent with the environmental analysis conducted for the Project site in the FEIR. In accordance with the SFVSP and Group Care Facility definition of the Zoning Ordinance, the Project requires the processing of a Major Use Permit.

SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- NONE
- | | | |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> I. Aesthetics | <input type="checkbox"/> II. Agriculture and Forest Resources | <input type="checkbox"/> III. Air Quality |
| <input type="checkbox"/> IV. Biological Resources | <input type="checkbox"/> V. Cultural Resources (including Paleontological Resources) | <input type="checkbox"/> VI. Energy |
| <input type="checkbox"/> VII. Geology and Soils | <input type="checkbox"/> VIII. Greenhouse Gas Emissions | <input type="checkbox"/> IX. Hazards and Hazardous Materials |
| <input type="checkbox"/> X. Hydrology and Water Quality | <input type="checkbox"/> XI. Land Use and Planning | <input type="checkbox"/> XII. Mineral Resources |
| <input type="checkbox"/> XIII. Noise | <input type="checkbox"/> XIV. Population and Housing | <input type="checkbox"/> XV. Public Services |
| <input type="checkbox"/> XVI. Recreation | <input type="checkbox"/> XVII. Transportation | <input type="checkbox"/> XVIII. Tribal Cultural Resources |
| <input type="checkbox"/> XIX. Utilities and Service Systems | <input type="checkbox"/> XX. Wildfire | <input type="checkbox"/> XXI. Mandatory Findings of Significance |

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted FEIR is adequate with the preparation of an Addendum.
- No substantial changes are proposed in the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the Project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the Project is exempt pursuant to CEQA Guidelines Section 15182.

- Substantial changes are proposed in the Project or there are substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the Project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the Project or there are substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Signature	August 25, 2023
	Date
Sean Oberbauer	Project Manager
Printed Name	Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously certified EIR or adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

The FEIR evaluates the impacts of the SFVSP in general, and it analyzed impacts associated with each of the Subdivision Tentative Maps, where different from the SFVSP as a whole. The Project site is located within the McCrink Ranch Subdivision Tentative Map area (TM-5069).

In some environmental issue areas, the impacts analysis is the same for the SPA as the McCrink Ranch Subdivision. For others, the impacts analysis differs for the McCrink Ranch Subdivision. This is due to a difference in the environmental setting of the McCrink Ranch Subdivision area relative to the SPA as a whole.

The analysis in this Addendum follows a similar approach. For issue areas where the impact analysis is the same for the SPA as the Project site location (within the McCrink Ranch Subdivision Tentative Map area), the comparative analysis is between the SFVSP and the proposed Project. For other environmental issue areas, where the environmental effects of the McCrink Ranch Subdivision Tentative Map were different from those of the greater SPA, the comparative analysis is between the McCrink Ranch Subdivision Tentative Map and the proposed Project. The basis for analysis is introduced at the beginning of each issue discussion.

The FEIR included mitigation measures that would reduce SFVSP impacts in various issue areas to below a level of significance. Like the analysis of the SFVSP, some of these mitigation measures apply to the SPA as a whole, while others are specific to the various tentative map areas. Appendix A includes a table of all mitigation measures of the FEIR that apply to the McCrink Ranch Subdivision Tentative Map. The table in Appendix A further delineates which of these mitigation measures remain applicable to the proposed Project and which are no longer applicable. Mitigation measures applicable to the Project are included in this Addendum as Table 10.

I. AESTHETICS – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

For purposes of analysis, because the SPA encompasses a large area with disparate conditions throughout, aesthetics impacts are comparative between the FEIR’s analysis of the McCrink Ranch Subdivision Tentative Map and the proposed Project.

Santa Fe Valley Specific Plan FEIR

Visual resources analysis of the McCrink Ranch Subdivision Tentative Map included development of a nine-hole golf course; water storage facilities; roads; and low, medium, and high density residential areas. The SFVSP contains specific guidance relative to High and Medium Visual Sensitivity areas, as well as within the Del Dios Highway/San Dieguito River Park

viewshed. Many areas within Del Dios Highway/San Dieguito River Valley viewsheds are characterized as having high visual and landform quality and are sensitive to change. Development in the McCrink Ranch Subdivision Tentative Map would generally occur in the southern portion of the tentative map area in areas that are not visually sensitive.

The FEIR determined that physical changes in the McCrink Ranch Subdivision Tentative Map area would be from the existing primarily undeveloped/vacant natural and agricultural areas to an urbanized area. Visual quality in certain areas would be disrupted and the moderate sensitivity to change would be made apparent by the introduction of moderate to intensive urban development; this change was considered a significant impact in the FEIR. However, since the McCrink Ranch Subdivision Tentative Map proposed a similar type of development to the surrounding area consistent with the San Dieguito Community Plan, the FEIR determined that substantial overall changes to visual aspects of community character would not occur. Mitigation applicable to the SFVSP provided in the FEIR reduced site-specific visual impacts to natural open space areas to below a level of significance. Impacts to the overall visual character of the McCrink Ranch Subdivision Tentative Map area would be less than significant with mitigation (see Appendix A for applicable mitigation measures).

The FEIR concluded that light and glare as a result of night lighting would be considered adverse, but not significant. Development within the McCrink Ranch Subdivision Tentative Map area would be required to comply with the County's Light Pollution Code (aka: Dark Sky Ordinance; San Diego County Code of Regulatory Ordinances Section 59.101). The Project is conditioned to comply with the Light Pollution Code and Dark Sky Ordinance.

Grading quantities associated with the McCrink Ranch Subdivision Tentative Map would be substantial, requiring approximately 1,650,000 cubic yards of balanced cut/fill. Landform alteration impacts would be significant, but mitigable (see Appendix A for applicable mitigation measures).

The FEIR determined that landform alteration impacts and other impacts to visual resources within the McCrink Ranch Subdivision Tentative Map area would be visual to large numbers of motorists traveling along Del Dios Highway. In many areas, the degree of contrast would be substantial. Therefore, the FEIR concluded that, with regard to the McCrink Subdivision Tentative Map, impacts to visual resources would be significant, but mitigable (see Appendix A for applicable mitigation measures).

Furthermore, the FEIR determined the physical changes associated with the SFVSP were in conflict with applicable visual resource protection policy and that the impacts resulting from non-compliance with adopted visual policy would be significant, but mitigable. Policy-related visual impacts would be reduced by the mitigation (see Appendix A for applicable mitigation measures). With implementation of applicable mitigation measures included in Appendix A, all impacts to visual quality resources would be mitigated.

Proposed Project

A. Scenic vistas

Development has occurred in the area surrounding the Project site, including single-family residential homes to the north, south, and west, and athletic fields of the Maranatha Christian Schools to the east. Additionally, the Project site is not within an identified High or Medium Visual Sensitivity area, nor it is within the Del Dios Highway/San Dieguito River Park viewshed. No impact would result.

B. Scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway

The site is previously graded and devoid of scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings. The Project is not located on or proximate to a State scenic highway. No impacts to scenic resources would occur.

C. Existing visual character or quality of the site and its surroundings

The Project would be comprised of: (a) one three-story main building with a total of up to 185 independent living, assisted living, and memory care units in approximately 168,433 gross square feet; (b) 15 single-story independent/assisted living cottages ranging in size from approximately 1,208 to 1,480 square feet; and (c) a subterranean parking garage beneath the main building with approximately 105 parking spaces. An additional 22 surface parking spaces are proposed. The three-story main building is located in the southeastern portion of the site, with the single-story cottage buildings providing transition to existing single-family residences to the west of the site. Project architecture references Spanish style, as well as San Diego architect Irving Gill, with arched window elements, a combination of earth tones, and pitched and mansard roof elements. Project finishes would be plaster in aged white and brown tones, wrought iron balustrades, limestone masonry, dark bronze window casings, and deep forest brown trellis elements. Project architecture complements surrounding residential development that also takes its cues from traditional Spanish and Mediterranean style architecture.

The Project site sits at a lower elevation from existing residences to the west, The Project includes a 50-foot-wide planted buffer between the development pad of the site and the existing residents to the north and west. This buffer, combined with the stepping down of the building heights as buildings approach the interface with existing development, results in a bulk and scale that is harmonious with the surrounding neighborhood. The use of compatible architectural treatments, to include a palette of earth tone and light wall plasters, off-setting planes, interrupting the building massing with pedestrian circulation and courtyards, and an extensive landscape plan, further harmonizing the Project's bulk and scale with the community. The Project's development intensity is consistent with that which was approved for the site in the SFVSP and the lot coverage is consistent with the underlying zoning regulations. Additionally, the Project has been designed in accordance with the Santa Fe Valley Specific Plan Area Design Guidelines, as required by applicable mitigation measure AES-1.

The existing visual character or quality of the site comprises a generally level, previously graded lot. The existing visual character or quality of the surroundings is of a slope up to residential walls with single-family residences peaking over to the west, a private roadway and residential walls with

single-family residences peaking over to the north, a private roadway and wall of the Maranatha Christian Schools to the east, and a landscaped berm buffering the site from Camino del Sur to the south. Project implementation would include extensive landscaping, as well as architectural elements and details of the proposed structures. As such, implementation of the Project would contribute positively to the existing visual character of the site and surroundings as compared to the present state of the Project site. Impacts would be less than significant.

D. Day or nighttime views in the area

Implementation of the Project would not affect day or nighttime views in the area. Views in the area are of suburban development. The Project would contribute to the developed character of the area and would not substantially alter the existing daytime views. Relative to nighttime views, the Project would add minimal lighting to the area to include parking lot/walkway lighting, ambient landscaping lighting, and lighting illuminating entrances to the building, as well as emanating from windows. Lighting would be designed in accordance with all applicable standards and the County’s Light Pollution Code (aka: Dark Sky Ordinance; San Diego County Code Section 59.101), in compliance with applicable mitigation measure AES-2, and would not adversely affect the nighttime views in the area. Impacts would be less than significant.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant aesthetic impacts. Two previous mitigation measures from the FEIR would be applicable to the Project relative to compliance with design guidelines and the Dark Sky Ordinance. These mitigation measures (AES-1 and AES-2, respectively) are included in Table 10.

II. AGRICULTURE AND FORESTRY RESOURCES – Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

NO

Santa Fe Valley Specific Plan FEIR

Although “Agriculture and Forestry Resources” was not an environmental impact area considered by the FEIR, the potential effects to agriculture and forestry were known at the time that the FEIR was certified. Accordingly, the discussion of agriculture and forestry does not qualify as “new information” under CEQA Guidelines Section 15162(a)(3).

Proposed Project

A. Conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use

The Project site is a fully graded and vacant lot within a suburban community. The site has been previously identified as containing Prime Soils. The soils have been compacted under Major Grading Permit L-15062. The site is currently not in agricultural use. The Project site is not zoned for agriculture, nor is there any agriculturally-zoned land in the surroundings. No impacts would occur.

B. Conflict with existing zoning for agricultural use or Williamson Act contract

The Project site is not Williamson Act contract land, nor is there Williamson Act contract land in the surroundings. No impacts would occur.

C. Conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))

The Project site is not defined as, nor does it contain forest land, timberland, or timberland zoned Timberland Production land. No impacts would occur.

III. AIR QUALITY -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

For purposes of analysis, because air quality impacts are generally considered regional in scope and effect (i.e., not specific to tentative maps within the SPA boundaries), air quality impacts are comparative between the FEIR's analysis of SFVSP air quality impacts and the proposed Project.

Santa Fe Valley Specific Plan FEIR

The FEIR concluded that air quality in the SPA would be adversely affected by construction emissions, because the fugitive dust (particulate matter – PM₁₀) and exhaust (nitrogen oxide – NO_x) emissions generated from construction activities would slightly exceed the significance threshold level. The construction impacts would be temporary and control measures would be utilized, as appropriate. Impact would be less than significant with mitigation (see Appendix A for applicable mitigation measures).

The FEIR found that, operationally, vehicle emissions would be the most significant sources of air pollution. The estimated emissions from vehicles associated with trips to and from the SPA showed a net increase in carbon monoxide (CO) pollutants. The SFVSP traffic analysis found that the

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SFVSP would contribute less than five percent to the total increase in volume carried by that road artery. Inasmuch as the traffic impact was determined in the traffic analysis to be very small and not significant, the FEIR concluded that the incremental effect on air quality impacts would also not be considered significant.

Pollutant emissions from small stationary sources proposed within the SFVSP included emissions from residential use, a small commercial area, and schools, and would primarily result from natural gas burning and electrical usage. The FEIR concluded that emission of pollutants associated with the proposed sources within SFVSP are negligible, but would incrementally contribute additional pollutants to the regional air quality.

Implementation of the SFVSP would be consistent with the land use assumptions contained in the RAQS, because the San Diego Association of Government (SANDAG) Series 7 growth projections were derived from land density assumptions contained in the General Plans and associated Community Plans existing throughout the County of San Diego at the time Series 7 was prepared. The San Dieguito Community Plan included the Santa Fe Valley SPA with a density of 0.4 dwelling units per acre. Because the Santa Fe Valley SPA was assumed in the SANDAG Series 7 growth forecast, the growth assumptions of under the SFVSP were consistent with assumptions in the RAQS. No significant impact to applicable regional plans would occur.

Appendix A of this Addendum includes applicable air quality impact mitigation measures. With implementation of these mitigation measures, all impacts to air quality would be mitigated.

Proposed Project

BlueScape Environmental prepared a project-specific *Air Quality and Greenhouse Gas Technical Study* (June 21, 2023), included as Appendix B to this Addendum.

A. Conflict with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)

The RAQS fulfills the CEQA goal of informing decision-makers of the environmental efforts of a project under consideration at a stage early enough to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to clean air goals in the RAQS. Only new or amended general plan elements, specific plans, and major projects need to undergo a consistency review. This is because the RAQS is based on projections from local general plans. Projects that are consistent with the local general plan or do not trigger the SANDAG intergovernmental review criteria are considered consistent with the RAQS.

The Project is consistent with the General Plan, zoning requirements, and the SFVSP and, therefore does not conflict with the RAQS. In addition, as described below, Project emissions will not exceed the applicable County CEQA significance thresholds.

B. Violation of any air quality standard or substantial contribution to an existing or projected air quality violation*Construction Emissions*

Project construction, generally consisting of site preparation, construction of the buildings and related improvements, and the application of architectural coating (painting), would generate temporary air pollutant emissions. These impacts are associated with fugitive dust (PM₁₀ and PM_{2.5}) from soil disturbance and exhaust emissions (NO_x and CO) from heavy construction vehicles. For the purpose of estimating emissions, it was assumed that 5.267 acres of the 7.069-acre site would be disturbed and developed for overall construction. The number of haul trips to provide fill material was estimated based on cubic yards.

Site preparation and grading would involve the greatest concentration of heavy equipment use and the highest potential for fugitive dust emissions. The Project would be required to comply with San Diego Air Pollution Control District (SDAPCD) Rule 55, which identifies fugitive dust standards and is required to be implemented at all construction sites located within the San Diego Air Basin (SDAB), as well as applicable mitigation measures from the FEIR (see Table 10 for applicable mitigation measures). The following Rule 55 conditions are established as Project design measures and conditions, which generally reduce fugitive dust emissions, were included in CalEEMod model for site preparation and grading phases of construction.

1. Minimization of Disturbance. Construction contractors shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
2. Soil Treatment. Construction contractors shall treat all graded and excavated material, exposed soil areas and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least twice daily, preferably in the late morning and after work is done for the day. For modeling purposes, it was assumed that watering would occur three times daily, during the construction of this development.
3. Soil Stabilization. Construction contractors shall monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
4. No Grading During High Winds. Construction contractors shall stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).

5. Street Sweeping. Construction contractors shall sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

6. San Diego County Grading Ordinance. As a condition of this Project, construction contractors shall refer to the Section 87.428 of the San Diego County Grading Ordinance, amended by Ord. No. 10224, effective October 25, 2012. *Section 87.428. Dust Control Measures* requires all clearing and grading to be carried out with dust control measures adequate to prevent creation of a nuisance to persons or public or private property. Clearing, grading or improvement plans shall require that measures such as the following be undertaken to achieve this result: watering, application of surfactants, shrouding, control of vehicle speeds, paving of access areas, or other operational or technological measures to reduce dispersion of dust. These Project design measures are to be incorporated into all earth disturbing activities to minimize the amount of PM emissions from construction.

In addition to SDAPCD Rule 55 requirements and the San Diego County Grading Ordinance, emissions modeling also accounts for the use of low-VOC paint (50 g/L for interior and exterior coatings and 100 g/L for parking lot striping) as required by SDAPCD Rule 67.0.1.

Table 2, *Estimated Maximum Daily Construction Emissions*, summarizes the estimated maximum daily emissions of pollutants occurring during the construction period. As shown in Table 2, construction of the Project would not exceed the County significance thresholds for daily construction emissions. As such, air quality impacts from Project-related construction activities would be less than significant with applicable mitigation required by the FEIR (see Table 10 for applicable mitigation measures).

Table 2. Estimated Maximum Daily Construction Emissions

Construction Phase	Estimated Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2023 Maximum Day	3.66	84.5	33.9	0.29	16.6	7.57
2024 Maximum Day	6.48	17.0	24.0	0.06	2.96	1.26
2025 Maximum Day	8.31	23.4	36.2	0.08	3.38	1.54
Screening Level Thresholds	75	250	550	250	100	55
Threshold Exceeded?	No	No	No	No	No	No

VOC = Volatile Organic Compounds

NO_x = oxides of nitrogen

CO = carbon monoxide

SO_x = oxides of sulfur

PM₁₀ = particulate matter less than 10 microns in diameter (AKA respirable particulate matter)

PM_{2.5} = particulate matter less than 2.5 microns in diameter (AKA fine particulate matter)

Operational Emissions

Operational emissions include emissions from electricity consumption (energy sources), an emergency generator (stationary source), vehicle trips (mobile sources), area sources, landscape equipment, and evaporative emissions as the structures are repainted over the life of the Project. Most operational emissions are associated with vehicle trips to and from the Project site.

The Project would be required to implement the applicable mitigation measures from the FEIR (see Table 10 for applicable mitigation measures). In addition to these mitigation measures, the most current Title 24 Building Standards for operational energy efficiency would be followed.

Table 3, *Estimated Maximum Daily Operational Emissions*, summarizes the estimated maximum daily emissions associated with operation of the Project. As shown in Table 3, the Project operational emissions would not exceed the SDAPCD thresholds for reactive organic gases (ROG), NO_x, CO, sulfur dioxide (SO_x) PM₁₀ or PM_{2.5}. Therefore, the Project’s operational emissions impacts (including impacts related to criteria pollutants, sensitive receptors and violations of air quality standards) would be less than significant with applicable mitigation required by the FEIR (see Table 10 for applicable mitigation measures).

Table 3. Estimated Maximum Daily Operational Emissions

	Estimated Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	2.83	0.19	16.5	8.70E-04	0.09	0.09
Energy	0.06	0.54	0.23	3.46E-03	0.04	0.04
Mobile	1.36	1.44	12.5	2.73E-02	3.09	0.84
Stationary	1.48	6.60	3.77	7.10E-03	0.22	0.22
Daily Total	5.73	8.78	33.0	3.88E-02	3.44	1.19
Screening Level Thresholds	75	250	550	250	100	55
Exceeds Threshold?	No	No	No	No	No	No

C. A cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard

The SDAB is designated under the California and Federal Ambient Air Quality Standards (AAQS) as non-attainment for ozone (O₃) and under the California AAQS as non-attainment for PM₁₀ and PM_{2.5}. Any project that does not exceed or can be mitigated to less than the SDAPCD trigger levels, used as the threshold for determining major projects, does not significantly add to a cumulatively considerable net increase in emissions.

Tables 2 and 3, above, demonstrate that the Project would not result in construction or operational emissions in excess of the threshold values. Therefore, the Project does not add significantly to any cumulative impact and would result in a less than significant impact.

D. Exposure of sensitive receptors to substantial pollutant concentrations

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. For the purposes of CEQA analysis in the County, the definition of a sensitive receptor also includes residents. The two primary emissions of concern regarding health effects on sensitive receptors for land development projects are diesel-fired particulates and carbon monoxide.

Toxic Air Contaminants

The nearest sensitive receptor to the Project site is Maranatha Christian Schools, a private PreK-12 school, located to the east of the Project site approximately 100 feet from the Project fenceline to

the school fenceline. Due to the short-term construction duration and the limited construction emissions, there is very low potential for fugitive dust or diesel particulate matter (DPM) to impact sensitive receptors during construction. The total Project construction DPM emissions are not of a magnitude and duration that could create significant air toxic risks to the nearest receptors during construction. Compliance with the SDAPCD rules and regulations would reduce the fugitive dust emissions during Project construction and associated impacts to sensitive receptors. Thus, the Project's construction emissions would be negligible and would not have the potential to significantly impact the nearby school or the residents living in the houses to the north, west, and east of the project.

As for operational emissions, one stationary backup diesel generator is proposed with the Project, with DPM emissions associated with periodic reliability testing. The engine would be subject to the requirement to obtain an air permit from SDAPCD and is subject to health risk review under SDAPCD Rule 1200. The emissions from any other operational emissions sources (such as mobile sources) on sensitive receptors would be negligible.

Therefore, the Project's construction and operational air pollutant emissions would not expose sensitive receptors to substantial pollutant concentrations and would result in a less than significant impact with applicable mitigation required by the FEIR (see Table 10 for applicable mitigation measures).

Local Carbon Monoxide Emissions and CO Hotspots

Carbon monoxide (CO) is a colorless and odorless gas that may be found in high concentrations near areas of high traffic volumes. CO emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. The SDAB is in attainment of State and Federal CO standards.

The Rancho Carmel Drive monitoring site is the closest station to the Project site that provides CO data. The maximum 8-hour CO level recorded in 2019 was 2.5 part per million (ppm). Thus, concentrations are below 9 ppm, the State and Federal 8-hour standard. The maximum 1-hour CO level recorded in 2019 was 4.1 ppm. Concentrations are below 20 ppm and 35 ppm, the State and Federal 1-hour standards, respectively.

Although CO is not a regional air quality concern in SDAB, elevated CO levels can occur at or near intersections that experience severe traffic congestion. A localized air quality impact is considered significant if the additional CO emissions resulting from the project create a "hotspot" where the State 1-hour standard of 20.0 ppm or the 8-hour standard of 9 ppm is exceeded. This can occur at severely congested intersections during cold winter temperatures. Screening for elevated CO levels is recommended for severely congested intersections experiencing levels of service (LOS) E or F with project traffic where a significant project traffic impact may occur. Project-related traffic that would worsen the LOS at intersections operating at LOS E or F, would be subject to a detailed evaluation. If not, no further review is necessary.

Based on the transportation analysis, prepared by Linscott Law & Greenspan (LLG 2023; Appendix M of this Addendum), no LOS-related significant impacts are calculated for the Project, based on the County's established significance criteria. Receptors would not be exposed to substantial pollutant concentrations related to CO hotspots. No further evaluation with respect to CO hotspots is required.

E. Creation of objectionable odors affecting a substantial number of people

The Project would involve the use of diesel-powered construction equipment. Some objectionable odors may be temporarily created during construction-related activities, such as from diesel exhaust and asphalt paving activities. However, these odors would dissipate quickly, would only occur proximate to the work areas for a short time, and would not affect a substantial number of people in the Project site area. The Project does not include manufacturing or agricultural uses that are typically associated with objectionable odors or other sources of emissions. Air quality measures, such as ventilation of the kitchen and parking garage, would be necessary to reduce odors and would be enforced through permit conditions. Therefore, impacts associated with other emission sources adversely affecting a substantial number of people would be less than significant.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant air quality impacts. Two previous mitigation measures from the FEIR would be applicable to the Project relative to construction and operation. These mitigation measures (AQ-1 and AQ-2, respectively) are included in Table 10.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

NO

For purposes of analysis, because the SPA encompasses a large area with disparate conditions throughout, biological resources impacts are comparative between FEIR's analysis of the McCrink Ranch Subdivision Tentative Map and the proposed Project.

Santa Fe Valley Specific Plan FEIR

The SFVSP FEIR concluded that significant impacts to biological resources associated with the McCrink Ranch Subdivision Tentative Map included those to wetlands and uplands. Approximately 1.3 acres of wetlands would be lost to development in the McCrink Ranch Subdivision Tentative Map. Approximately 0.3 acre of unvegetated waters of the U.S. would also be directly impacted. These combined impacts represented about 9.5 percent of the total impacts to wetlands and waters within the SPA. All direct and indirect impacts to wetlands and unvegetated waters of the U.S. were determined to be significant and mitigable with required Federal and State wetland permits. (See Appendix A for applicable mitigation measures.)

Approximately 34.5 acres of coastal sage scrub would be lost to development of the McCrink Ranch Subdivision Tentative Map; 19.6 acres of the impacted coastal sage scrub was undisturbed.

Development of the McCrink Ranch Subdivision Tentative Map would also result in a small reduction of the oak woodland, which was determined to be an adverse impact that could be alleviated by a minor redesign along the margin of the golf course. The FEIR determined that all direct and indirect impacts to sensitive upland habitats (coastal sage scrub) would be significant but mitigable (see Appendix A for applicable mitigation measures).

Direct impacts to Group 2 habitats (non-sensitive habitats) within the McCrink Ranch Subdivision Tentative Map were not considered significant in the FEIR, as only five percent of the 103 acres affected was chaparral and that represented just eight percent of the chaparral in the tentative map. Additionally, direct impacts to Group 3 habitats (maintained lands) were not considered to be significant.

Relative to sensitive plant species, the FEIR determined that the only Group 1 plant species that occurred in the McCrink Ranch Subdivision Tentative Map was sticky dudleya, which would not be directly impacted. Restrictions on activity in preserved natural open space would alleviate any indirect effects. Impacts to Group 2 plant species resulting from the McCrink Ranch Subdivision Tentative Map included direct impacts to California adolphia (565 plants), summer-holly (seven plants), San Diego marsh-elder (228 plants), and approximately one acre of wart-stemmed ceanothus. The FEIR concluded that these effects would not constitute significant impacts. Impacts to Group 3 plants amounted to a small number of spiny rush (38 plants) and a small fraction of an acre of ashy spike-moss. The FEIR determined that these effects also would not constitute a significant impact.

Relative to sensitive wildlife species, the FEIR found that portions of three to four California gnatcatcher territories would be affected by the McCrink Ranch Subdivision Tentative Map development envelope. All of the gnatcatcher sightings were on the border of the tentative map area and none were internal to the development area. The FEIR concluded that any direct or indirect effect to loss of California gnatcatcher was considered significant. The open space plan proposed for the McCrink Ranch Subdivision Tentative Map would mitigate these impacts.

The FEIR determined that impacts to Group 2 wildlife species (Federal C2 and C3 candidate species and California Species of Special Concern that are not currently proposed for listing) would be cumulatively significant within the San Diego region, which is addressed through participation in the Natural Communities Conservation Planning (NCCP) program². With implementation of mitigation measures for wetlands and uplands, the FEIR concluded that all impacts to biological resources associated with the McCrink Ranch Subdivision Tentative Map would be mitigated to below a level of significance (see Appendix A for applicable mitigation measures). No significant impacts were found to occur to Group 3 wildlife species as a result of implementation of the McCrink Ranch Subdivision Tentative Map.

² Since enactment of the Natural Communities Conservation Planning (NCCP) Act by the State in 1992, the San Diego County Board of Supervisors approved the County Multiple Species Conservation Program (MSCP) Subarea Plan (South County Plan) in 1997. Development projects are required to conform with the South County Plan through compliance with the County's Biological Mitigation Ordinance.

Relative to wildlife corridors, the FEIR concluded that the McCrink Ranch Subdivision Tentative Map, in retaining the San Dieguito River and adjacent open space in Open Space I, maintained the natural wildlife corridor through the northern portion of the SPA. Thus, no impacts to wildlife corridors would occur with regard to the McCrink Subdivision Tentative Map.

Relative to California gnatcatcher habitat linkages, the FEIR states that the preservation of the northern portion of the McCrink Ranch Subdivision Tentative Map area allows for gnatcatcher dispersal along the river and eastward past the northern limits of the Bernardo Lakes tentative map to 4S Ranch. The golf course development would cause some reduction in gnatcatcher linkage where the arm of the course swings northward. Much of this area was currently disturbed, however, and the golf course would not preclude gnatcatcher movement around or across the course. The FEIR concludes that impacts to California gnatcatcher habitat linkages associated with the McCrink Subdivision Tentative Map would be less than significant.

Proposed Project

Alden Environmental, Inc., prepared a *Biological Resources Letter Report* (January 20, 2023) for the project, included as Appendix C to this Addendum. The *Biological Resources Letter Report* includes analysis of the Project site plus a mapping buffer extending 100 feet beyond the site perimeter. The Project site is comprised of non-native grassland, disturbed habitat, ornamental, and developed. Table 4, *Impacts to Vegetation Communities and Proposed Mitigation*, presents a list of the habitats/vegetation communities on site along with their acreages.

Table 4. Impacts to Vegetation Communities and Proposed Mitigation (acres)

Vegetation Community ¹	Existing	On-site Impacts ²	Off-site Impacts	Proposed Mitigation
Non-native grassland (Tier III)	0.9	<0.1 (0.007)	0.0	0.0
Disturbed Habitat (Tier IV)	4.7	4.7	0.06	0.0
Ornamental (No tier)	1.3	0.3	0.0	0.0
Developed (No tier)	0.2	<0.1 (0.02)	0.04	0.0
TOTAL	7.1	5.0	0.1	0.0

¹Tiers=level of sensitivity. Tier I is most sensitive; Tier IV is least sensitive. Tier IV (and no tier) = lands that do not support natural vegetation and which are not regulated by the Biological Mitigation Ordinance.

²Totals less than 0.1 acre are not counted toward the total.

A. Adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service

Direct Impacts

The Project would directly and permanently impact five acres on-site and 0.1 acre off-site (the latter from improvements for sidewalks, driveways, and curb ramps) (see Table 4, *Impacts to Vegetation Communities and Proposed Mitigation*).

The Project site has been previously graded under Major Grading Permit Record ID: L-15602. Non-native grassland is the only sensitive vegetation community on the Project site; 0.007 acre of this community would be removed with Project implementation. While Attachment M (Table of Mitigation Ratios) to the County Biological Mitigation Ordinance shows that non-native grassland impacts

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require mitigation, the County Biology Guidelines (2010) state that mitigation would not apply to small remnant pockets of habitat that have a demonstrated limited biological value. The Project site (and 100-foot mapping buffer area around the Project site) supports a small, remnant pocket (1.5 acres total) of non-native grassland with limited biological value. The non-native grassland (and the entire project site/mapping buffer) is completely surrounded by existing development. Because the 0.007-acre on-site impact to non-native grassland is part of a remnant pocket of habitat with limited biological value, the impact is considered less than significant, and no mitigation is required.

No sensitive plant species were observed during the May 2022 site survey (which was during the period when most annual species are in flower and easily detected). Seven sensitive plant species are known from the vicinity as reported to the California Natural Diversity Database (CNDDDB) and/or SanBios. Each was evaluated for its potential to occur on the Project site and none are expected to occur.

Only three animal species were observed/detected during the survey, none of which is sensitive, and no sensitive animal species are expected to occur due to the site's disturbed/developed condition, small size, and location in an overall developed setting. Five sensitive animal species are known from the vicinity as reported to the CNDDDB, U.S. Fish and Wildlife Service database, and/or SanBios. Each was evaluated for its potential to occur on the Project site and none are expected to occur. No avian species were observed/detected during the survey. The site has low potential to support migratory bird nesting that is protected by the Federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503 and 3503.5) due to the site's disturbed/developed condition.

According to the National Hydrography Dataset and National Wetlands Inventory, there are no potential jurisdictional wetlands, waterways, lakes, ponds, or reservoirs on or adjacent to the site. There are no United States Geologic Survey (USGS) blue-line streams on the site. No potential wetlands, waterways, water-holding basins, or vernal pools were observed during the survey, nor were any wetland plant species. Therefore, there are also no County Resource Protection Ordinance (RPO) wetlands on-site. There are no unique features/resources such as habitat linkages, rock outcroppings, or sensitive soils on site. The site is a formerly cleared/graded pad surrounded by slopes adjacent to existing development.

Therefore, the Project would not result in significant direct impacts to biological resources. No mitigation is required for the Project's impact to 0.007 acre of the remnant pocket of non-native grassland.

Indirect Impacts

Potential indirect impacts may consist of secondary effects of a Project including habitat insularization; impacts on drainage/water quality; impacts from night lighting, noise, invasive plant species, and human intrusion; and impacts to raptor foraging.

The Project site is completely surrounded by existing development. Therefore, no impacts would occur as a result of habitat insularization.

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The Project would not result in impacts from drainage or impaired water quality. State guidelines and County stormwater requirements would be adhered to that preclude release of Project runoff without adequate treatment. Additionally, there are no wetlands or waterways on or adjacent to the Project site that could be adversely affected.

The site is in a developed area and not adjacent to habitat that could be affected by night lighting. Therefore, there would be no impacts on biological resources from night lighting.

The Project would be a RCFE facility in an already developed residential area. As such, impacts to native habitats (of which there are none in the vicinity) due to introduction of non-native landscaped species would not occur.

Human intrusion into undeveloped habitat areas can lead to the trampling of vegetation, the creation of unauthorized trails (which may lead to soil erosion), and littering—all which degrade the quality of the habitat for wildlife. Since the Project site is completely surrounded by development and is not adjacent to habitat that could be affected, there would be no human intrusion impacts on habitat.

While non-native grassland is known to be used by raptors as foraging habitat, the non-native grassland on site (and in the mapping buffer; 1.5 acres total) is a remnant pocket surrounded by existing development. Therefore, the loss of 0.007 acre of potential non-native grassland as potential raptor foraging habitat from the Project would be less than significant.

Indirect noise impacts to noise-sensitive nesting birds could occur if these species are breeding on site or adjacent to the site during construction and if clearing, grubbing, grading, or other construction activities create noise in excess of 60 decibels (dB) hourly average in habitat occupied by these species during the breeding season (January 15 through August 31). Since the Project site (and mapping buffer) has low potential to support avian nesting (no avian species were observed/detected during the survey), indirect noise impacts to noise-sensitive nesting birds are not anticipated.

B. Adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act

State guidelines and County stormwater requirements preclude release of Project runoff without adequate treatment. Additionally, there are no wetlands or waterways on or adjacent to the Project site; therefore, impacts resulting from drainage or impaired water quality to these types of features would not occur. Additionally, previous mitigation measures from the FEIR relative to run-off would remain applicable to the Project (see BIO-1 and BIO-2 in Table 10).

C. Interfere with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites

The Project site is surrounded by suburban development. The site itself does not possess functionality for wildlife movement, nor is it adjacent to or part of a wildlife corridor. There are no native wildlife nursery sites on the Project site. No impacts would occur.

D. Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances

The Project site is located within the boundaries of the South County Multiple Species Conservation Plan (MSCP) Subarea Plan but is not within or adjacent to any County preserve or other jurisdiction’s preserve, and it is not in a Biological Resource Core Area. The project is located within a Take-Authorized Area. As such, impacts would be less than significant.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant biological resources impacts. Previous mitigation measures from the FEIR would be applicable to the Project. These mitigation measures (BIO-1 through BIO-3) are included in Table 10.

V. CULTURAL RESOURCES -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

For purposes of analysis, because the SPA encompasses a large area with disparate conditions throughout, the analysis of cultural resources impacts is comparative between the McCrink Subdivision Ranch Subdivision Tentative Map and the proposed Project.

Santa Fe Valley Specific Plan FEIR

According to the FEIR, a total of 18 cultural resource sites were identified as falling exclusively or partially within the area of the McCrink Ranch Subdivision Tentative Map area. Of these, 16 were considered important or potentially important cultural resources. Site types located in the McCrink Ranch Subdivision Tentative Map include two rock art sites, one exclusively bedrock milling site, one historic trash deposit with a minor lithic component, nine sites dominated by lithic debris, and three temporary camps, one of which had a minor historic trash deposit. Thirteen sites were categorized as Constraints Level 3 sites [Potentially Important (Significant)/Important (Significant) – Mitigable: Mitigation possible through application of County approved construction/design practices and/or mitigation measures.]. These consist largely of lithic scatter sites, though other site types are represented. No sites were designated as Constraints Level 2 [Important (Significant) – Possibly Mitigable: Mitigation is possible but a high degree of uncertainty exists as to the success or feasibility of mitigation.]. The two rock art sites and the Lake Hodges Flume were designated as Constraints Level 1 sites [Important (Significant) – Unmitigable].

Six of the important or potentially important sites were found to be located within areas designated as Open Space I or passive Open Space II (Low or No Impact areas) and would not be subjected to direct impacts aside from those associated with hiking and equestrian trails. Included among the

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six important or potentially important sites are the two rock art sites and the Lake Hodges Flume; all six important or potentially important sites are designated as Constraints Level 1 sites. The FEIR concluded that secondary impacts to the rock art sites that could result from increased access and chemical weathering as a result of vehicle exhaust were unknown at the time the FEIR was certified, but should be considered during development; the opportunity for vandalism was also a consideration.

None of the areas within the McCrink Ranch Subdivision Tentative Map area were designated as Rural and Very Low Residential. Therefore, no cultural resource sites were associated with development within the impact area for the McCrink Ranch Subdivision Tentative Map.

Ten important or potentially important cultural sites were identified within High Impact areas. Six of these sites were lithic scatters, three were temporary camps, and one was a bedrock milling site. The FEIR concluded that the level of development associated with the McCrink Ranch Subdivision Tentative Map would likely destroy those sites. The FEIR concluded that impacts would likely result in the partial or complete destruction of the identified cultural resources sites, most of which had not been tested in order to assess importance according to CEQA criteria. With implementation of applicable mitigation measures, the FEIR concluded that all impacts to cultural resources would be mitigated to below a level of significance (see Appendix A for applicable mitigation measures).

Relative to paleontological resources, the FEIR disclosed that because of sensitivity levels, development proposed in the southern and central portions of SPA could result in potentially significant impacts to paleontological resources that may exist in the Mission Valley and the Delmar Formations. However, direct project impacts to these paleontological resources, if recovered during construction activities, are mitigable by providing an on-site monitoring and recovery program during grading. With the implementation of applicable mitigation measures, all impacts to paleontological resources will be mitigated (see Appendix A for applicable mitigation measures).

Proposed Project

ASM Affiliates prepared a *Cultural Resources Survey – Negative Findings* (January 10, 2023) for the Project, included as Appendix D to this Addendum. Of particular importance to the Cultural Resources Survey is previously recorded prehistoric archaeological site CA-SDI-5101. Site CA-SDI-501 is mapped as encompassing the entire western half of the Project area of potential effects (APE), and extends beyond the Project APE to the west and south. The Project area has previously been graded under Major Grading Permit L-15062.

A. Cause a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5

The Cultural Resources Study conducted for the Project concluded that no cultural resources, artifacts, or features were observed during the survey effort, and no cultural material associated with prehistoric archaeological Site CA-SDI-5101 appears to remain within the Project site. In accordance with the applicable mitigation measures required by the FEIR (CR-1 through CR-5 in Table 10), an archaeological monitoring program by a qualified archaeologist (and Native American monitor) would occur for any ground disturbing activity associated with Project construction in the southern portion of the Project site along Artesian Road. The Project will be required to implement

the monitoring program. With implementation of the monitoring program, impacts to cultural resources would be less than significant.

B. Destroy a unique paleontological resource or site or unique geologic feature

As described in the FEIR, the McCrink Ranch Subdivision Tentative Map area, within which the Project site is located, was identified as underlain with unknown geological formations. Development in this area was determined by the FEIR as having the potential to result in significant impacts to paleontological resources and mitigation in the form of monitoring was required (see Appendix A).

The Project site was previously graded in accordance with the approved McCrink Ranch Subdivision Tentative Map. Paleontological monitoring occurred as a part of grading activities. The Project does not propose grading into native material. Nonetheless, because the McCrink Ranch Subdivision Tentative Map area, within which the Project site is located, is underlain with unknown geologic formations, on-site monitoring as required by the FEIR, would mitigate potential impacts to below a level of significance, as with the SFVSP (see mitigation measures CR-1 through CR-5 in Table 10).

C. Disturb any human remains, including those interred outside of formal cemeteries

The FEIR did not address SFVSP potential to disturb any human remains. It is not anticipated that human remains, including those interred outside of formal cemeteries, would be disturbed with Project implementation. However, if such remains were encountered, applicable mitigation included in the FEIR (incorporated as Project mitigation CR-1 through CR-5 in Table 10) would provide monitoring to diminish any potential impacts to human remains to below a level of significance.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant cultural resources impacts. Previous mitigation measures from the FEIR would be applicable to the Project. These mitigation measures (CR-1 through CR-5) are included in Table 10.

VI. ENERGY - Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to energy including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and/or conflicts with or obstruct a state or local plan for renewable energy or energy efficiency?

YES

NO

Santa Fe Valley Specific Plan FEIR

The FEIR did not address energy use; only a discussion of availability of energy providers was discussed (see Section XIX, Utilities and Service Systems). Although “Energy” was not an environmental impact area expressly considered by the FEIR, the potential effects projects relative to energy were known at the time that the FEIR was certified. Accordingly, the discussion of energy does not qualify as “new information” under CEQA Guidelines Section 15162(a)(3).

Proposed Project**A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation**

The Project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, either during Project construction or operation. Neither CEQA nor the State CEQA Guidelines establish criteria that define wasteful, inefficient, or unnecessary use. The Project would be constructed and operated in accordance with all applicable green building and energy efficiency standards, including those of Title 24 CalGreen and the County's Climate Action Plan. Impacts would be less than significant.

B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency

The Project site is in the San Dieguito Community Planning Area of the County of San Diego and has a General Plan land use designation of Specific Plan Area, with a regional category of Semi-Rural. The site is zoned S88 (Specific Planning Use regulations). The Project is consistent with the underlying land use designations analyzed for the site in the FEIR. The San Dieguito Community Plan designates Santa Fe Valley as the Specific Plan Area. The Community Plan provides policy regarding its intentions for land use. A density designator of 0.4 dwelling unit per acre was placed on the SPA with the caveat that the overall number of dwelling units could not exceed the number of dwelling units permitted by the pre-SPA Land Use Designations. The residential goal of the Community Plan calls for enhancing the living environment while accommodating gradual residential development that harmonizes with the natural environment. The Project would be consistent with the underlying residential land uses analyzed for the site in the FEIR.

Since the FEIR was developed in 1996, the Title 24 Building Standard Codes (also referred to as CALGreen) have been updated nine times, including 1998, 2001, 2004, 2007, 2010, 2013, 2016, 2019, and 2022. California's energy code is designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings. Every three years the new building code implements and promotes more energy efficient homes and buildings using the latest research and design criteria for systems like lighting, heating and air conditioning systems, duct sealing and insulation, thermostat features, water-efficient plumbing fixtures, and preparation for solar power. By continually requiring more energy efficient building practices, emissions from electricity and natural gas have been incrementally reduced. By implementing the latest building standards, a building constructed in 2023 would yield less energy-related emissions than a similar building constructed in 1996. The Project will exceed Title 24 by 2.5% through the use of high-efficiency lighting (energy savings of 16%) and on-site renewable energy (650,000 kilowatt-hours (kWh) generated). Additionally, the project would install low flow water fixtures, utilize water-efficient landscaping, and result in a minimum a 65% reduction in waste going to landfills.

In addition to the building standards, California has implemented clean vehicle regulations, which have continually reduced the emissions associated with the transportation sector. The California Energy Commission estimated that in 2022, nearly 18 percent of all new cars sold in California were zero emission vehicles (CEC 2023). The Project would comply and exceed with the CALGreen requirement by including 2 EV Parking Spaces with Charging stations beyond the minimum required for CALGreen Code standards. Since the emissions of vehicles have been reduced over

time, due to more stringent vehicle regulations, mobile source emissions associated with the project will be lower than those anticipated in 1996.

Since the Project would be required to comply with the applicable Title 24 Building Code Standards and would also exceed the applicable the CAV and EV parking space requirements, the proposed facility would yield lower emissions than if the facility had been built in 1996. As such, the proposed Project would be consistent with SANDAG's San Diego Forward: The Community Plan and the applicable Senate Bill and Executive Order (SB 32 and EO B-55-18, respectively) by establishing a lower level of GHG emissions than if the facility had been built in 1996. The proposed Project would not conflict with any plans adopted with the purpose of reducing GHG emissions; therefore, the proposed project's impacts on GHG emissions would be less than significant.

Therefore, as discussed above, the Project would not obstruct a State or local plan for renewable energy or energy efficiency. Impacts to energy use would be less than significant.

Although environmental impacts associated with energy were not addressed in the FEIR, the Project would not cause any significant environmental effects with regard to energy. Additionally, there are no changes in circumstances under which the Project is taken and/or new information of substantial importance that would cause one or more effect to energy.

VII. GEOLOGY AND SOILS -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

NO

For purposes of analysis, because the SPA encompasses a large area with disparate conditions throughout, the analysis of geology and soils impacts are comparative between the McCrink Ranch Subdivision Tentative Map and the proposed Project. However, because some elements of geology and soils analysis are consistent throughout the SPA, this analysis also includes comparative impacts between the SFVSP and the proposed Project.

Santa Fe Valley Specific Plan FEIR

The FEIR found that geological impacts associated with the SFVSP caused by ground acceleration and subsequent ground shaking would not be significant, if development within the SFVSP was designed utilizing the seismic parameters included within Section 4.9.2 of the FEIR, guidelines of the Uniform Building Code (UBC) and San Diego County Grading Ordinance, current seismic design specifications of the Structural Engineering Association of California, and the recommendations of site-specific geotechnical investigations. The FEIR determined impacts relative to fault rupture, rockfall, and mineral resources would not be significant.

Relative to liquefaction, unconsolidated, possibly saturated alluvium occurs in the northern portion of the McCrink Ranch Subdivision Tentative Map area; however, no residential or commercial land use have been planned in that area. Thus, liquefaction impacts for the McCrink Ranch Subdivision Tentative Map were concluded not to be significant. Potentially liquefiable alluvium occurs in proposed residential areas in the southern portion of the tentative map area in existing tributary drainages. Impact in this area would be significant and mitigable (see Appendix A for applicable mitigation measures).

Relative to landslides, the southern portion of the McCrink Ranch Subdivision Tentative Map area contains suspected landslides and landslide-prone geologic units. This portion of the subdivision is identified in the SFVSP for residential development. Thus, the FIER concluded the potential for landslide impacts was significant and mitigable (see Appendix A for applicable mitigation measures).

Relative to soils, the FEIR determined that suspected landslides and unconsolidated alluvium within proposed residential areas in the southern portion of the McCrink Ranch Subdivision Tentative Map area may be subject to settlement under applied loads. Exposures to the Torrey Sandstone in the central and southern portions of the subdivision typically lack adequate cohesion, which renders this formation susceptible to rapid erosion. The FEIR concluded that impacts would be significant and mitigable (see Appendix A for applicable mitigation measures).

Mitigation measures relative to geology and soils were included in the FEIR (see Appendix A for applicable mitigation measures). With implementation of these mitigation measures, all impacts to geology/seismicity/soils would be mitigated to below a level of significance.

Proposed Project

Geocon Incorporated prepared an *Update Geotechnical Report* (December 6, 2022) for the Project, included as Appendix E to this Addendum. As noted in the geotechnical report, the Project site is located on Lot 425, a sheet-graded pad under Major Grading Permit L-15602. During rough grading, approximately 35 feet of material was excavated to achieve the existing sheet-graded pad. Elevations range from approximately 492 feet in the southwest corner to approximately 478 feet in the northeast corner of the property. A drained buttress slope was constructed along the southern unit boundary as part of the remedial grading operations to provide an acceptable factor of safety due to sheared bedding planes within the bedrock that would have been exposed in proposed slopes.

A. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides

Relative to ground rupture, USGS shows that there are no mapped Quaternary faults crossing or trending toward the Project site. In addition, the site is not located within a currently established Alquist-Priolo Earthquake Fault Zone. The nearest known active faults are the Rose Canyon and Newport Inglewood Faults, located approximately 10 miles west of the Project site. The risk associated with ground rupture hazard is low.

Relative to seismicity, the County and Southern California region is seismically active. Considerations important in seismic design include the frequency and duration of motion and the soil conditions underlying the site. Seismic design of structures should be performed in accordance with the California Building Code (CBC) guidelines currently adopted by the local agency. The risk associated with strong ground shaking due to earthquakes at the site is no greater than that for the region.

B. Result in substantial soil erosion or the loss of topsoil

Per the geotechnical report recommendations, all slopes would be drained and properly maintained to reduce erosion. Additionally, adequate site drainage would be critical to reduce the potential for differential soil movement and erosion. During construction, standard remedial measures identified in the geotechnical report would be implemented as conditions of approval to prevent erosion of freshly graded areas until such time as permanent drainage and erosion control features have been installed. Areas subjected to erosion or sedimentation would be properly prepared in accordance with the standard specifications of the geotechnical report prior to placing additional fill or structures. Adherence to the geotechnical report industry standard recommendations and CBC design standards would result in less than significant soils impacts.

C. Produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse

The risk associated with liquefaction and seismically induced settlement hazard is low due to the dense nature and age of the underlying formational materials and lack of shallow groundwater. Additionally, the risk associated with landslide hazards at the site is low. Impacts would be less than significant.

D. Be located on expansive soil creating substantial risks to life or property

No soil or geologic conditions exist at the site that would preclude the development of the property as planned, provided the recommendations of the geotechnical report are followed.

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Recommendations of the geotechnical report would be made conditions of approval. Impacts would be less than significant.

E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater

The Project does not propose to use septic tanks or alternative wastewater disposal systems. Sewers are available to serve disposal of wastewater from the Project site. No impacts would occur.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant geology/seismicity/soils impacts. Additionally, mitigation measures from the FEIR remain applicable to the Project site (see mitigation measures GEO-1 through GEO-13 of Table 10). With implementation of the recommendations of the geotechnical report, in addition to FEIR mitigation measures GEO-1 through GEO-13, impacts would be less than significant.

VIII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

NO

Santa Fe Valley Specific Plan FEIR

Although "Greenhouse Gas Emissions" was not an environmental impact area considered by the FEIR, the potential effects of greenhouse gas emissions were known at the time that the FEIR was certified. Accordingly, the discussion of greenhouse gas emissions does not qualify as "new information" under CEQA Guidelines Section 15162(a)(3).

Proposed Project

A GHG analysis was performed by BlueScape Environmental (Appendix B) to evaluate potential environmental impacts associated with the emissions of GHGs and the effects of global climate change. The analysis evaluated the potential for climate change impacts due to GHG emissions associated with construction and operation of the Project.

Impacts related to GHG emissions from the proposed Project would be significant if the Project would:

- a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.*
- b. *Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.*

For purposes of this analysis, the two Appendix G checklist questions set forth above are utilized as the thresholds of significance when evaluating the environmental effects of the Project’s GHG emissions. In applying these thresholds, reference is made to CEQA Guidelines Section 15064.4(b)(1)-(3).

A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Construction GHG Emissions

Construction of the Project would generate temporary GHG emissions primarily associated with the operation of construction equipment and truck trips. Site preparation and grading typically generate the greatest emission quantities because the use of heavy equipment is greatest during this phase of construction. Emissions associated with the construction period were estimated based on the projected maximum amount of equipment that would be used on-site at one time. Air districts have recommended amortizing temporary construction-related emissions over a 30-year period to calculate annual emissions. As shown in Table 5, *Construction Greenhouse Gas Emissions*, construction of the proposed Project would generate 37.1 metric tons of carbon dioxide equivalent (CO_{2e}) per year.

Table 5. Construction Greenhouse Gas Emissions

Year	Annual Emissions (metric tons CO _{2e})
2023	393.8
2024	604.3
2025	114.5
Total	1,113
Amortized over 30 years	37.1

Operational GHG Emissions

Operational GHG emissions relate to energy use, solid waste, water use, transportation, emergency generator maintenance (stationary source emissions), and area sources. Table 6, *Operational Greenhouse Gas Emissions*, shows the estimated operational GHG for the Project. As shown in Table 6 and summarized below, total operational GHG emissions associated with the Project are estimated to be 748 MT CO_{2e} on an annual basis.

Table 6. Operational Greenhouse Gas Emissions

Emission Source	Annual Emissions (metric tons CO _{2e} /yr)
Area	2.49
Energy	203
Mobile Source	449
Stationary Source	17.2
Solid Waste	16.2
Water Use	70.0
Total Operational	758

Long-term emissions relate to energy use, solid waste, water use, transportation, and emergency generator maintenance. Each source is discussed below and includes the emissions associated with the anticipated emissions that would result from the Project.

Since the FEIR was certified, the Title 24 Building Standard Codes (also referred to as CALGreen) have been updated nine times, including most recently in 2022. California's energy code is designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings. Every three years, the new building code implements and promotes more energy efficient homes and buildings using the latest research and design criteria for systems like lighting, HVAC systems, duct sealing and insulation, thermostat features, water-efficient plumbing fixtures, and preparation for solar power. By continually requiring more energy efficient building practices, emissions from electricity and natural gas have been incrementally reduced. By implementing the latest building standards, a building constructed in 2023 would yield less energy-related emissions than a building constructed in 1996.

In addition to the building standards, California has implemented clean vehicle regulations, which have continually reduced the emissions associated with the transportation sector. The California Energy Commission estimated that in 2022, nearly 18 percent of all new cars sold in California were zero emission vehicles. The Project would comply with and exceed the CALGreen requirement by including 2 EV Parking Spaces with Charging stations beyond the minimum required for applicable CALGreen Code standards. Since the emissions of vehicles have been reduced over time, due to more stringent vehicle regulations, mobile source emissions associated with the Project would be lower than those anticipated in 1996.

For modeling purposes, it was assumed that 2019 Building Efficiency Standards under Title 24 and CALGreen would be incorporated to reduce GHG emissions. Using these more energy efficient building code standards would yield lower emissions as compared to those that would have occurred with a project developed in 1996.

Regulatory requirements and Project design features would include GHG reduction measures, such as including 2 EV Parking Spaces with Charging stations beyond the minimum required for applicable CALGreen Code standards, as well as shuttle services for Project residents. These items were not incorporated into the modeling for the Project's GHG study; they would further reduce the mobile source and energy use emissions reported in Table 6.

Area Emissions. Emissions from landscaping equipment, architectural coatings, and household consumer products are considered area sources. Measures used to reduce these emissions include electric landscaping equipment, low-volatile organic compound (VOC) architectural coatings defined by SDAPCD Rule 67.0.1, and low VOC consumer products, and are enforceable through the MUP conditions. The CalEEMod model estimates the annual GHG emissions from area sources for the Project would be 2.49 MT CO_{2e}.

Energy Use. Operation of on-site development would consume both electricity and natural gas. The generation of electricity through combustion of fossil fuels typically yields CO₂, and to a smaller extent, N₂O and CH₄. Energy efficient appliances, lighting, and solar ready building standards would be employed as defined by the applicable Title 24 Standards. Natural gas emissions can be calculated using default values from the California Energy Commission sponsored California Commercial End Use Survey (CEUS) and Residential Appliance Saturation Survey (RASS)

studies, which were built into CalEEMod. The overall energy use at the Project site would result in approximately 203 metric tons of CO₂e per year.

Mobile Source Emissions. Mobile source GHG emissions were estimated using the average daily traffic defined by the transportation analysis, prepared by Linscott Law & Greenspan, (LLG 2023; included as Appendix M of this Addendum), for the Project. LLG defines the Project trip generation rate as 2.5 daily trips per dwelling unit (DU) for a congregate care facility. It states that 200 DU would yield an average daily trip (ADT) rate of 510 trips. Emissions evaluated by CalEEMod, in GHG study, were therefore based on 510 ADT. The LLG study demonstrates that the Project generates less daily trips than assumed in the FEIR (600 ADT, as discussed below in Section XVII, *Transportation*), which therefore represents a reduction in GHG emissions than those assumed for the Project in the FEIR (510 ADT for the proposed Project compared to 600 ADT assumed for the site in the FEIR). As shown in Table 6, the Project would generate approximately 449 metric tons of CO₂e associated with new vehicle trips.

Station Source Emissions. Stationary source GHG emissions were estimated based on the proposed 600 kW emergency generator running 50 hours per year for engine maintenance. As shown in Table 6, the Project would generate approximately 17.2 metric tons of CO₂e associated with the emergency generator.

Solid Waste Emissions. For solid waste generated on-site, it was assumed that the Project would reduce its solid waste generation by 65 percent. The GHG analysis indicates that the Project would result in approximately 16.2 metric tons of CO₂e per year associated with solid waste disposed within landfills.

Water Use Emissions. The Project would use approximately 18.6 million gallons of water per year. The use of low flow fixtures and low water use landscaping would be included in the Project and would reduce emissions. The estimated amount of electricity generated to supply and convey this amount of water would be approximately 70 metric tons of CO₂e per year. The Project is conditioned to comply with the Landscape Ordinance which will require additional water reduction measures as part of the approval of a final Landscape Plan Documentation Package.

Combined Construction and Operational Emissions

Table 7, *Combined Annual Greenhouse Gas Emissions*, shows the combined construction and operational GHG emissions associated with the Project. As discussed above, temporary emissions associated with construction activity are amortized over 30 years (the anticipated life of the Project).

Table 7. Combined Annual Greenhouse Gas Emissions

Year	Annual Emissions (metric tons CO ₂ e)
Construction (amortized)	37.1
Operational	758
Total	795

B. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

A Project's adherence to the County's General Plan can be determined through demonstrating consistency with General Plan land use assumption and policies. If a project would generate fewer GHG emissions than the maximum allowable buildout of the site under the General Plan land use designations, the project would be consistent with the estimated GHG emissions for that site. Further consistency with the General Plan can be demonstrated through compliance with applicable General Plan policies.

The Project site is in the San Dieguito Community Planning Area of the County and has a General Plan land use designation of Specific Plan Area, with a regional category of Semi-Rural. The site is zoned S88 (Specific Planning Use regulations). The San Dieguito Community Plan designates Santa Fe Valley as the Specific Plan Area. The Community Plan provides policy regarding its intentions for land use. A density designator of 0.4 dwelling unit per acre was placed on the SPA with the caveat that the overall number of dwelling units could not exceed the number of dwelling units permitted by the pre-SPA Land Use Designations. The residential goal of the Community Plan calls for enhancing the living environment while accommodating gradual residential development that harmonizes with the natural environment. The Project would be consistent with the underlying land use designation analyzed for the site in the FEIR as the site is designated for the construction of a Group Care Facility upon approval of a Major Use Permit.

As required by SB 32, the California Air Resource Board's (CARB) 2017 Climate Change Scoping Plan outlines reduction measures needed to achieve the 2030 target. AB 1279, the California Climate Crisis Act, codified the carbon neutrality target as 85 percent below 1990 levels by 2045. CARB's 2022 Scoping Plan was adopted by the CARB Board December of 2022. The 2022 Scoping Plan recommends local jurisdictions prioritize three areas: 1. Transportation Electrification, 2. Vehicle Miles Traveled Reduction, and 3. Building Decarbonization.

Although the Project is located within an adopted Specific Plan area and includes an addendum to a previously certified EIR, the Project contributes to the Transportation Electrification priority area by including 2 EV Parking Spaces with Charging stations beyond the minimum required applicable CALGreen Code standards.

Relative to the Vehicle Miles Traveled Reduction priority area, Vehicle Miles Traveled is not the methodology for evaluating traffic impacts from the Project because the Project is tiering off a certified EIR that analyzed the environmental impacts associated with development of the site as a Group Care use. Therefore, the priority area does not apply to the project.

The Building Decarbonization priority area does not apply to the project. The Project involves new construction that would be consistent with applicable Title 24 and CalGreen Code standards.

Since the Project would be required to comply with the applicable Title 24 Building Code Standards and would also comply with and exceed the CAV and EV parking space requirements, the proposed facility would yield lower emissions than if the facility had been built in 1996. As such, the Project is consistent with SANDAG's San Diego Forward: The Community Plan,

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because the project would establish a lower level of GHG emissions than if the facility had been built in 1996, which would have been the land use intensity assumed for San Diego Forward. The Project would not conflict with any plans adopted with the purpose of reducing GHG emissions; therefore, the Project's impacts on GHG emissions would be less than significant.

Although environmental impacts associated with GHG emissions were not addressed in the FEIR, the Project would not cause any significant environmental effects with regard to GHG emissions. Additionally, there are no changes in circumstances under which the Project is taken and/or new information of substantial importance that would cause one or more effect to GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

NO

Santa Fe Valley Specific Plan FEIR

Although "Hazards and Hazardous Materials" was not an environmental impact area considered by the FEIR, the potential effects of hazards and hazardous materials were known at the time that the FEIR was certified. Accordingly, the discussion of hazards and hazardous materials does not qualify as "new information" under CEQA Guidelines Section 15162(a)(3).

Proposed Project

Stantec Consulting Services, Inc., prepared a *Phase I Environmental Site Assessment* (February 8, 2021) for the Project, included as Appendix F to this Addendum.

A. Creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes

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B. Creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment

C. Production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school

The proposed use is a RCFE which is defined as a Group Care Facility in the Zoning Ordinance and SFVSP. This use may include medical assistance for residents, as well as incidental use of chemicals or other hazardous materials for landscaping and maintenance. The use of any hazardous materials on-site would include to the routine transport, storage, use, or disposal of hazardous materials or wastes. As part of the building permit process, the materials will be reviewed for compliance by the Department of Environmental Health and Quality which may include the implementation of a Hazardous Materials Business Plan or completion of a Hazardous Materials Questionnaire. The proposed use would not result in the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Maranatha Christian Schools is located to the east of the site, beyond Old Course Road, representing an existing school within one-quarter mile of the site. However, the Project would not result in the production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste. Impacts would be less than significant.

D. Location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment

Per the Phase I Environmental Site Assessment prepared for the Project site, the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment. No impacts would result.

E. Location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport

F. Within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area

The Project site is not located within an airport land use plan. The Project site is not located within two miles of a public airport or public use airport. The Project site is also not within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the Project area. No impacts would result.

G. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan

The Project site is located within a suburban community accessible by existing roadways and currently served by emergency response providers. Development of the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

H. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands

The Project site is located in a built-out community. The Project site is surrounded by the developed Rancho Santa Fe Lakes Unit 4 to the north and west, and by existing Old Course Road to the east. The Project would provide adequate emergency access and has been designed to comply with all County fire requirements and requirements of the Rancho Santa Fe Fire Protection District (RSFPD). Sufficient water supplies are available to serve the Project. The Project would not result in the exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Impacts would be less than significant.

Although environmental impacts associated with hazards and hazardous materials were not addressed in the FEIR, the Project would not cause any significant environmental effects with regard to hazards and hazardous materials. Additionally, there are no changes in circumstances under which the Project is taken and/or new information of substantial importance that would cause one or more effect to hazards and hazardous materials.

X. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

For purposes of analysis, generally, because the SPA encompasses a large area with disparate conditions throughout, the analysis of hydrology and water quality impacts are comparative between the McCrink Ranch Subdivision Tentative Map and the proposed Project. However, because some elements of hydrology and water quality analysis are consistent throughout the SPA, this analysis also includes comparative impacts between the SFVSP and the proposed Project.

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Relative to flooding, no utilities, structures, or facilities associated with the McCrink Ranch Subdivision Tentative Map would be located within any existing 100-year floodways or floodplains. No flooding impacts were anticipated for the McCrink Ranch Subdivision Tentative Map. The FEIR found that flooding impacts to the adjacent Balcor subdivision would result from failure of the earth dams located on the McCrink Ranch property. Mitigation measures included in the FEIR were required to reduce flooding impacts to below a level of significance (see Appendix A for applicable mitigation measures).

Relative to increased runoff, post-development discharges for drainages located within the SFVSP that are tributary to the San Dieguito River were calculated for a 100-year storm event of six-hour duration, as required by the County of San Diego Hydrology Manual. Computed discharges at proposed roadway crossings across the site ranged from nine cubic feet per second (cfs) to 342 cfs. At the time the FEIR was certified, a detailed, site-specific stormwater drainage design for the McCrink Ranch Subdivision Tentative Map had not been developed; however, the FEIR states that drainage structures and facilities would be designed to accommodate the 100-year storm discharges. Impacts were determined to be significant and mitigable (see Appendix A for applicable mitigation measures).

The FEIR addressed erosion and sedimentation impacts specific to the McCrink Ranch Subdivision Tentative Map, which included those associated with alteration of the existing drainage channel located in the southern and western portions of the tentative map area. Due to the proximity of residential areas to the drainage channel and the lack of an extensive buffer zone between the channel and the residential development, the FEIR determined that sediment-laden runoff associated with residential grading could clog the existing channel, producing localized flood impacts during a subsequent rainfall event. The FEIR also found that increased surface water runoff velocities resulting from an increase in impervious surface area adjacent to the drainage channel could erode the channel locally, resulting in gulying or other erosional impacts. However, the FEIR concluded that increased erosion and sedimentation impacts could be effectively mitigated by employing mitigation measures included in the FEIR (see Appendix A for applicable mitigation measures).

Relative to water quality, the FEIR described that the SFVSP generally has the potential to decrease surface water quality both within the SPA and potentially downstream of the SPA but also determined that additional potential impacts to surface water quality from the SFVSP could occur as a result of discharge of hazardous or toxic materials directly or indirectly into drainage systems. An additional water quality problem of concern for the McCrink Ranch Subdivision Tentative Map was identified in the FEIR related to the equestrian facility proposed as part of the SFVSP to be located in the northcentral portion of the tentative map area. Animal wastes generated at the equestrian facility could result in water quality degradation in the form of bacterial contamination in the adjacent drainage located to the east of the facility. Finally, the FEIR determined that additional water quality degradation could result from construction and operation of a golf course near the drainage tributary located in the southern and western portions of the site. The FEIR concluded that water quality impacts would be significant and that implementation mitigation measures included in the FEIR would be required to reduce impacts to below a level of significance.

Mitigation measures were included in the FEIR to reduce impacts associated with hydrology and water quality to below a level of significance. See Appendix A for applicable mitigation measures.

Proposed Project

As required by the County and in accordance with the Municipal Separate Storm Sewer System Permit and the Watershed Protection Ordinance (WPO), a Drainage Study and a Stormwater Quality Management Plan (SWQMP) have been prepared for the Project and are addressed in the analysis section below. Those studies, as well as compliance with the County’s Grading Ordinance, ensure implementation of these mitigation measures.

Hunsaker & Associates San Diego, Inc., prepared the *Drainage Study* (January 9, 2023) and the *County of San Diego Stormwater Quality Management Plan for Priority Projects* (January 9, 2023) intake form. These studies are included as Appendix G and H, respectively, to this Addendum.

A. Violation of any waste discharge requirements

B. Increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act

The Project was determined to be a Priority Development Project, which requires preparation of a SWQMP. The SWQMP prepared for the Project demonstrates that the Project would not violate any waste discharge requirements.

The Project Drainage Study analyzed the existing and proposed site runoff conditions (see Table 8, *Summary of Existing versus Proposed Site Runoff*). Per the analysis, the Project would result in a decrease in 100-year peak flow by 0.56 cfs. Impacts would be less than significant.

Table 8. Summary of Existing versus Proposed Site Runoff

Location	Area (acres)	100-year Peak Flow (cfs)
Existing East	4.8	11.8
Proposed East	6.16	11.24
Difference	+1.8	-0.56

The San Dieguito River, a 303(d) impaired body of water, is within the path of storm water from the project site to the Pacific Ocean. The San Dieguito River pollutants/stressors include benthic community effects, indicator bacteria, nitrogen, phosphorus, total dissolved solids (TDS), and toxicity. The highest priority pollutants include fecal coliform, TDS, and toxicity. The project would include structural pollutant control best management practices (BMPs), structural hydromodification management BMPs, point(s) of compliance (POC) for hydromodification management, and proposed drainage boundary and drainage area to each POC. As such, impacts would be less than significant.

C. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses

The Project would not utilize well water. As such, the Project would not result in substantial depletion of groundwater supplies or interfere substantially with groundwater recharge such that there would

be a net deficit in aquifer volume or a lowering of the local groundwater table level. No impact would result.

D. Substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site

E. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems

The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion on- or off-site. Discharge point (outlet) from the storm drain system is designed to discharge to existing storm drain systems at existing flow rates. The site discharge is conveyed to the existing storm drain system through the proposed storm drain. Thus, the site provides adequate drainage and protection against flooding. Impacts would be less than significant.

Since detention design on-site limits peak discharge from the development to existing levels, downstream properties are not impacted by the Project. The Project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems. Impacts would be less than significant.

F. Provide substantial additional sources of polluted runoff

The Project would include structural pollutant control best management practices (BMPs), structural hydromodification management BMPs, point(s) of compliance (POC) for hydromodification management, and proposed drainage boundary and drainage area to each POC. As such, impacts would be less than significant.

G. Place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps

The Project would not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain maps. The Project is not located within a floodplain or floodway; resultantly, no County Floodplain Map exists for the Project location. The Project would not place, within a 100-year flood hazard area, structures which would impede or redirect flood flows. No impact would result.

H. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam

The Project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam on-site or off-site. No levee or dam exists on-site or up-stream of the site.

I. Inundation by seiche, tsunami, or mudflow

The Project site is located over eight miles inland of the Pacific Ocean. As such, inundation by seiche, tsunami, or mudflow is unlikely. No impact would result.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant hydrology/water quality impacts. Additionally, mitigation measures of the FEIR remain applicable to the Project site. These mitigation measures are included as HYDRO-1 through HYDRO-17 (see Table 10). The Project would implement these mitigation measures, as required by the FEIR.

XI. LAND USE AND PLANNING -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

For purposes of analysis, because the SPA encompasses the relevant issues, the analysis of land use impacts is comparative between the SFVSP and the proposed Project.

Santa Fe Valley Specific Plan FEIR

The FEIR concluded that the SFVSP project was consistent with adopted local environmental plans and goals. No significant environmentally-related land use impacts were identified. No significant physical land use conflicts or physical land use incompatibilities were identified in the FEIR. No significant physical land use conflicts or physical land use incompatibilities were identified and, therefore, no significant physical land use impacts would occur. Because the land use issues analyzed at the Specific Plan level were found not to be significant, land use-related impacts of the McCrink Ranch Subdivision Tentative Map were not addressed.

Proposed Project

A. Physically dividing an established community

The Project is located on a site within the McCrink Ranch Subdivision Tentative Map of the SFVSP. The site is situated within the existing and planned community and would not physically divide an established community. No impacts would result.

B. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect

The proposed use for the Project is a Group Facility which is defined as an RCFE by the State. As such, the Project is consistent with the group care facility use that is designated for the site in the SFVSP. The MUP application includes requested exceptions from height requirements and setbacks in accordance with the Zoning Ordinance. Relative to the height exception, the Project requests a maximum height of approximately 48-feet and a maximum of three stories (including mansard rooftop, roof access stairs, and highest shaft), whereas the Zoning in the SFVSP provides for a maximum two stories and a maximum height of 35 feet. This exception to the height regulations is allowable upon approval of a MUP application as the taller Project elements

would be situated away from the existing residences to the north and west, with lower element providing transition to these existing uses. Additionally, due to the lower elevation of the site relative to the surrounding residences, Project height would appear consistent with the surroundings, even with the exception to the height regulations taken into consideration.

Relative to setbacks, design of the Project requires encroachment of portions of the main building and Cottage 1 into the standard front yard setback. The standard front yard setback is 60 feet. Cottage 1 would be set back approximately 33 feet. A small portion of the main building would be setback approximately 44 feet. These setback encroachments are allowable upon approval of a MUP application. The project setbacks typically allow for buffer or transition between structures and uses. The setback encroachments are located in an area of the site that abuts project roadways. As such, no surrounding residential uses would be affected by the decreased setback in these areas.

Additionally, the Project site is subject to a D3 Special Area Designator in the SVFSP which requires design review based on specific criteria. The D3 Special Area Designator focuses on similar criteria and design review elements identified in Major Use Permit Findings. The twelve criteria in the D3 Special Area Designator require reviewing non-residential projects within the Santa Fe Valley Specific Plan Area with consideration to: 1. Grading, 2. Streetscapes, 3. Entry Treatments, 4. Pedestrian Circulation, 5. Parking Lots, 6. Service and Loading Areas, 7. Architecture, 8. Walls/Fences, 9. Site Lighting, 10. Signs, 11. Landscaping, 12. Plant Palette. The Project has been designed in accordance with all applicable criteria.

Because the Project is consistent with the SFVSP and underlying zone regulations, and the SFVSP was determined in the FEIR to be consistent with all applicable land use plans and policies, no impacts would result.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant land use impacts.

XII. MINERAL RESOURCES -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

For purposes of analysis, because the SPA encompasses a large area with disparate conditions throughout, the analysis of mineral resources impacts is comparative between the McCrink Ranch Subdivision Tentative Map and the proposed Project.

Santa Fe Valley Specific Plan FEIR

Mineral resource impacts are discussed in Section 4.9, *Geology/Seismicity/Soils*, of the FEIR. The FEIR states that areas underlain by geologic materials classified as significant mineral resources must be accessible for mining and recovery of those resources. Mineral resources are classified based on mineral resource zones (MRZs) on a scale of 1 to 4. MRZ-1 are areas where adequate information indicated that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence. MRZ-2 are areas where adequate information indicates that significant mineral deposits are present or where it is judged that there is a high likelihood for their presence. MRZ-3 are areas containing mineral deposits, the significance of which cannot be evaluated from available data. MRZ-4 area areas where available information is inadequate for assignment to any other MRZ classification. No portion of the SPA is classified as MRZ-2 (areas of significant aggregate deposits). However, the bedrock materials in the SPA are considered an indirect source of aggregate. Because these materials are less desirable than aggregate resources in other portions of San Diego County that are more accessible and economically feasible to mine, the FEIR concludes that development of the SFVSP would not result in a measurable decline in the existing aggregate resources base in San Diego County. Impacts would be less than significant.

Proposed Project

- A. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state**
- B. Loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan**

The Project site is located within Mineral Resource Zone 3 and the site has been previously graded under Major Grading Permit Record ID: L-15602 and is not anticipated to be an area of significant mineral resources (aggregate deposits). As such, the Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Additionally, the Project would not result in the loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The construction and operation of an extractive use on the subject property would be impactful to nearby residents in the urbanized setting and would not be an anticipated use for the property. No impacts would result.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant mineral resources impacts.

XIII. NOISE -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the

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vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

NO

For purposes of analysis, because the SPA encompasses a large area with disparate conditions throughout, the analysis of noise impacts is comparative between the McCrink Ranch Subdivision Tentative Map and the proposed Project.

Santa Fe Valley Specific Plan FEIR

Land uses included in the McCrink Ranch subdivision include residential areas, a group care facility, and a nine-hole golf course. For roadways within the tentative map area, the FEIR determined that, due to the moderate traffic volumes, low vehicle speed, and elevational differences between the roadways and residential pads, project noise levels from the roadway segments were low. As such, noise levels from these roadways would not result in a significant impact. The FEIR also concluded that sound levels at the proposed golf course would not represent a significant impact.

Within the McCrink Ranch Subdivision Tentative Map, the SFVSP identifies neighborhood commercial use across from the group care facility. Potential land uses at the commercial site included grocery and drug stores, specialty retail shops, and dining facilities. The FEIR described that, generally, noise from these uses is associated with the loading and unloading of merchandise/supplies from delivery vehicles and the movement of vehicles in parking areas. Other noise sources could include compressor pumps for refrigeration and air conditioning. Sound levels produced by these sources vary greatly and depend on the type and intensity of activities that would occur. Therefore, at the time the FEIR was certified, it was not possible to determine the level of noise impact until specific vendors were determined. However, as stated in the FEIR, any commercial land use would be required to comply with all County property line sound level limits. Additionally, a MUP would be required for development of neighborhood commercial site. It should be noted that Group Care use is defined as a civic use type; nevertheless, to ensure the most conservative review, the project site was analyzed as a commercial use in order to assess potential noise impacts associated with construction and operation of the Project. Per mitigation measures required by the FEIR, as part of a MUP for construction, a site-specific noise analysis would be necessary for each commercial land use to ensure compliance with the County noise ordinance. With compliance with this mitigation measure, incorporated in Appendix A as NOISE-1, the FEIR concluded that potential impacts associated with noise would be reduced to below a level of significance.

Proposed Project

A *Noise Analysis Report* (January 20, 2023) was prepared for the Project by dBF Associates, Inc. This report is included as Appendix I to this Addendum.

- A. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies**

B. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project

The future noise environment for the Project would primarily be a result of vehicular traffic on Camino Del Sur. Camino Del Sur is projected to carry an ADT volume of 20,700 vehicles between Casey Glen Drive and Old Course Road with Project build-out. The existing speed of 55 miles per hour (mph) and traffic mix of five percent medium trucks were assumed to remain constant in the future. To determine the future noise levels, the measured noise level and simultaneous traffic count were compared to the future traffic volume (see Table 9, *Future Noise Level*). The peak hour traffic noise level was considered equivalent to the Community Noise Equivalent Level (CNEL).

Table 9. Future Noise Level

Location	Measured Leq	Hourly Equivalent Vehicles Counted	Future Hourly Vehicles	Traffic Noise Increase	Resultant Maximum CNEL
South property line	52.6 dBA	600	2,070	+ 5.4 dBA	58.0 dBA

The County of San Diego Guidelines for Determining Significance (Noise) (2009) indicates that project implementation resulting in the exposure of any on- or off-site existing or reasonably foreseeable future noise sensitive land use (NSLU) to exterior or interior noise (including noise generated from the project, together with noise from roads, railroads, airports, heliports and all other noise sources) in excess of 60 decibels (dB) CNEL or an increase of 10 dB CNEL over pre-existing noise at exterior locations would be considered a significant impact. The south property line is approximately 140 feet north of the centerline of Camino Del Sur. Future exterior roadway noise levels at the Project site would reach approximately 58 A-weighted decibels (dBA) CNEL at the south property line. The Project site is not, and would not be, exposed to noise levels over 60 dBA CNEL. Transportation noise impacts affecting the Project site would be less than significant.

During routine operations, the Noise Analysis Report determined that the Project would produce daytime operational noise levels ranging from approximately 32 to 43 dBA average noise level (Leq) at its property lines. When the emergency generator would be in use, the noise levels at the south property line would be up to 40 dBA Leq at the west property line, 50 dBA Leq at the east property line, and 56 dBA Leq at the south property line. Operational noise levels at the north, east, and west property lines would be below the 50 / 45 dBA Leq daytime / nighttime sound levels allowed by the County Code. Operational noise levels at the south project property line would not exceed the 56 / 45 dBA Leq daytime / nighttime sound levels allowed by the County Code. The impact of Project-generated operational noise at off-site land uses would be less than significant.

The Project would generate traffic along existing roads in the Project area. An analysis was conducted of the Project's effect on traffic noise conditions at off-site land uses. The highest relative Project-generated traffic increase would occur on Old Course Road north of Camino Del Sur. Adjacent land uses include single-family residences and a school. Along this roadway segment, the Project would add an ADT volume of 500 vehicles to an existing ADT volume of 3,399 vehicles. This traffic increase corresponds to a noise level increase of approximately 0.6 dBA CNEL to 49.3 dBA CNEL. The existing plus Project noise level would be less than 60 dBA CNEL. The Project would cause an increase of less than 10 dBA CNEL over pre-existing noise. Project-generated traffic noise would result in a less than significant impact.

C. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels

Ground-borne vibration and ground-borne noise are typically related to materials handling and blasting or associated with specific types of projects or facilities, such as transportation corridors, railroads, and extractive industries. The Project is a RCFE on a previously graded site and would not be characterized as a use that would generate ground-borne vibration or noise. Blasting would not be required for the Project and earthwork activities would be limited and primarily necessary for the construction of an underground parking structure. Therefore, impacts would be less than significant.

D. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project

Construction of the Project would generate a short-term temporary increase in noise in the Project area. The increase in noise level would be primarily experienced close to the noise source. The magnitude of the impact would depend on the type of construction activity, noise level generated by various pieces of construction equipment, duration of the construction phase, acoustical shielding and distance between the noise source and receiver. Sound levels of typical construction equipment range from approximately 65 to 95 dBA at 50 feet from the source. Worst-case noise levels are typically associated with grading.

The primary noise from Project construction would be from site preparation (fine grading), which would require the use of heavy equipment such as bulldozers, loaders, and scrapers. No blasting would be necessary. Construction activity and delivery of construction materials and equipment would be limited to daytime hours (between 7:00 a.m. and 7:00 p.m.), Monday through Saturday.

The Project would implement conventional construction techniques and equipment. Standard equipment such as scrapers, graders, backhoes, loaders, tractors, cranes, and miscellaneous trucks would be used for construction of most Project facilities.

The closest occupied properties are located adjacent to the Project site on the north and west, and beyond Old Course Road to the east. Based on grading noise levels for typical construction equipment, construction of the Project would produce noise levels ranging from approximately 68 to 72 dBA Leq at the Project property lines. Construction would occur within the hours proscribed by the County. Construction noise levels would be below the 75 dBA Leq (8 hour) sound level allowed by the County Code. Project construction noise impacts would be less than significant.

E. For projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels

The Project site is not located within an Airport Compatibility Land Use Plan area, within two miles of a public/public use airport, or within the vicinity of a private airstrip. Marine Corps Air Station (MCAS) Miramar, the closest airport to the Project site, is located over 10 miles to the south of the project site. Noise exposure from MCAS Miramar would be negligible at this distance.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant noise impacts. Preparation of the Project's Noise Analysis Report satisfies FEIR mitigation measure NOISE-1.

XIV. POPULATION AND HOUSING -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

For purposes of analysis, because the SPA encompasses the relevant issues, the analysis of potential impacts associated with population and housing impacts is comparative between the SFVSP and the proposed Project.

Santa Fe Valley Specific Plan FEIR

Per the FEIR, implementation of the SFVSP would not result in substantial adverse changes in the location, distribution, amount of growth or density, or growth rate of the human population at ultimate build out above that which has been planned for in the census tracts or subregional area where the SFVSP site is located. As such, no significant impacts on population and demographics would occur.

Proposed Project

A. Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere

The Project site is a graded, undeveloped lot within a suburban master-planned community. The site is designated for group care use in the SFVSP. Consistent with the SFVSP, the Project proposes a Group Care Facility which the County of San Diego Zoning Ordinance defines as services provided in facilities and authorized, certified or licensed by the State to provide board, room and personal care to 7 or more persons or dependent and neglected children or in facilities authorized to provide day care services. Because the site does not currently provide housing, nor would it be constructed in the place of housing, the Project would not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. No impacts would result.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant population and housing impacts.

XV. PUBLIC SERVICES -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other

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performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

NO

For purposes of analysis, because the SPA encompasses the relevant issues, the analysis of public services impacts is comparative between the SFVSP and the proposed Project.

Santa Fe Valley Specific Plan FEIR

The SFVSP area is served by the RSFPD. The FEIR determined that the SFVSP would represent a substantial demand for new fire protection facilities. As such, the SFVSP requires that development approvals be conditioned on adequate fire potential facilities and that a Fire Management Plan be approved by the applicable agencies as a condition for project tentative map approval. However, the FEIR also stated that the fire station proposed in the SFVSP would not be adequate in size to meet RSFPD requirement, which represented a significant impact. As stated in the FEIR, to mitigate the impact, the FEIR required that each project applicant be required to obtain a “will serve” letter, and the mitigation measure presented in the FEIR would be required (see Appendix A for applicable mitigation measure). With implementation of mitigation, all impacts to fire protection services would be mitigated to below a level of significance.

Per the FEIR, law enforcement services for the SPA would be provided primarily by the County Sheriff’s Department. Development would be serviced by the 4S Ranch Substation, located at 10282 Rancho Bernardo Road, which is only a few hundred feet from the SFVSP’s southeast corner. Law enforcement impacts would not be significant because of the policies already in place in the San Diego County Public Facility Element, the policies in the SFVSP, and the ability of the San Diego County Sheriff’s Department to request additional funding and/or patrol officers during annual budget deliberations at the County Board of Supervisors. Impacts would be less than significant.

The SPA falls within four school districts for elementary education (Poway Unified School District, Escondido Union School District, Rancho Santa Fe School District, and Solana Beach Elementary School District) and three high school districts (San Dieguito Union High Schools District, Escondido Union High School District, Poway Unified School District). The FEIR found that development of the SFVSP would generate student demand for additional school facilities in the Poway, Solana Beach, and San Dieguito School Districts, which were determined to already be operating at or above capacity at the time the SFVSP was approved. This impact was considered significant. The mitigation measure included in the FEIR requires discretionary permit applications obtain secured mitigation agreements with each affected school district to fully mitigate impacts (see Appendix A for applicable mitigation measure).

Implementation of the SFVSP would incrementally create additional demand for library services because of the ultimate population increase of 3,444 persons at build out. This incremental addition of demand would be in an area that was currently under-serviced by the library system. The impact to library services was considered adverse but not significant.

The Olivenhain Municipal Water District (OMWD) and the Rancho Santa Fe Community Services District (RSFCSD) provide water and wastewater services, respectively, to the SPA and surrounding areas. Relative to water and wastewater, the FEIR states that these providers have indicated their ability to project water and wastewater services to the SFVSP. Therefore, impacts were determined not to be significant.

The San Diego County Department of Animal Control serves unincorporated areas of the County, including the SPA. The FEIR states that the Department is already impacted and that additional demand for animal control services primarily from residential development with the SPA could adversely affect service by decreasing the existing level of service. The FEIR concludes that payment of required developer impact fees avoids the potential for significant impacts.

Relative to solid waste, the FEIR determined that, because the SFVSP is consistent with population projections for the SPA as identified in the County's General Plan, build-out of the Specific Plan would not impact regional population projections used to plan solid waste facilities in the region. Therefore, no significant impacts were identified relative to solid waste.

San Diego Gas and Electric (SDG&E) provides electrical power and natural gas service to the SPA, as well as the County of San Diego as a whole. Relative to gas and electricity, the FEIR determined that build-out of the Specific Plan would not result in significant impacts to gas and electricity.

The FEIR concludes that the SFVSP would result in no impacts to parks and recreation. The SFVSP includes a 13-acre neighborhood park, located within the Bernardo Lakes Subdivision Tentative Map area, meeting the requirements of the County's Public Lands Dedication Ordinance. The SFVSP also provides open space to accommodate the San Dieguito River Regional Park.

Proposed Project

Physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

A. Fire Protection

The Project site is located within the RSFPD. Per the Project Availability Form dated June 23, 2021 (Appendix J), RSFPD indicated that, based on the capacity and capability of the RSFPD's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the Project. Additionally, the RSFPD has provided concurrence for the processing of the Major Use Permit and will review the implementation of building permit and landscape plans as detailed in RSFPD Major Use Permit letter dated June 15, 2023 (see Appendix O). No new or expanded facilities would be required as a result of implementation of the Project. Therefore, potential Project impacts to fire protection services would be less than significant. (Project obtainment of the Project Availability Form satisfies mitigation measure PSU-1.)

B. Law Enforcement

The Project would be serviced by the County Sheriff's Department, which has adequate facilities and services to support the Project. It is anticipated that expanded police protection services

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would be funded from increased property taxes and other revenues to the County resulting from the Project, as well as from other cumulative developments in the area surrounding the Project site (that also would be served by the Sheriff's Department) that have contributed or will contribute to the increased demands on police protection services. Accordingly, potential contributions to law enforcement would be less than significant.

C. Schools

The Project includes development of an RCFE. No school-aged children would be generated by the proposed use. As such, no impact to schools would result.

D. Parks and Recreation

The Project includes development of a RCFE. As such, the population of the Project does not represent conventional park and recreation users. Recreational amenities would be provided on-site for residents, including a swimming pool, fitness areas, and sidewalks for walking. While it is possible that independent and able-bodied residents may take advantage of recreational uses within the greater SPA, this use would not rise to the level of an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No impact to parks would result.

E. Other Public Facilities

Relative to other public facilities evaluated in the FEIR that were determined to not result in the potential for significant impacts, the Project would also have no significant impacts. No new or expanded facilities would be required with regard to water and wastewater service, animal control, solid waste, and gas and electricity service as a result of implementation of the Project. Therefore, potential Project impacts to those public services would be less than significant. (See also Section XIX, *Utilities and Service Systems*, below, for further discussion of impacts associated with water, wastewater, solid waste, and energy.)

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant public services impacts.

XVI. RECREATION -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

For purposes of analysis, because the SPA encompasses the relevant issues, recreation impacts analysis is comparative between the SFVSP and the proposed Project.

Santa Fe Valley Specific Plan FEIR

Relative to parks and recreation, no parks were preexisting in the SPA and the Focused Planning Area for the San Dieguito River Valley Regional Park covered a substantial portion of the SPA. The SFVSP includes a 13-acre neighborhood park and a network of trails. Based on the County's standards for park land, the SFVSP would be required to provide approximately 12.6 acres of local park land. Since the Specific Plan proposed a 13-acre park, the SFVSP met the County Parks Lands Dedication Ordinance (PLDO) standard for local park land dedication. The SFVSP also provides open space to accommodate the San Dieguito River Regional Park. Because the SFVSP includes a neighborhood park that meets the County PLDO standard and provides for other recreational opportunities in accordance with the goals of the San Dieguito Community Plan and San Dieguito River Valley Park Concept Plan, the FEIR identified no impacts related to parks and recreation.

Proposed Project

A. Result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated

The Project includes development of a RCFE. As such, the population of the Project does not represent conventional park and recreation users. The use of a Group Care Facility is not subject to the currently adopted PLDO as the Project consists of a State-licensed Facility that does not include dwelling units that meet the definition of the PLDO. Private recreational amenities would be provided on-site for residents, including a swimming pool, fitness areas, and sidewalks for walking. It should be noted that the San Dieguito Community Plan encourages the use of private recreational facilities within developments besides public recreational facilities such as parks. While it is possible that independent and able-bodied residents may take advantage of recreational uses within the greater SPA, this use would not rise to the level of an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No impact would result.

B. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment

The recreational facilities provided within the Project would not amount to the creation of recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment, as they would be located within the footprint of the analyzed development and are ancillary to the primary use (RCFE). No impact would result.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant recreation impacts.

XVII. TRANSPORTATION -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous

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intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

NO

For purposes of analysis, because the SPA encompasses the relevant issues, the analysis of transportation impacts is comparative between the SFVSP and the proposed Project.

Santa Fe Valley Specific Plan FEIR

Per the FEIR, development of the SFVSP would generate traffic in an area that is already experiencing congested traffic circulation. Specifically, the SFVSP would result in significant impacts to roadways and intersections, including stretches of Del Dios Highway, Paseo Delicias, Camino del Norte, Rancho Bernardo Road, and Camino del Norte. Because widening of Del Dios Highway and Paseo Delicias to accommodate more traffic and improve the LOS is not consistent with the San Dieguito Community Plan, no measures or improvements were required for impacts to those roadways. For the other affected roadways, the FEIR determined that impacts can be mitigated by complying with the phased circulation improvement plan set forth in the Santa Fe Valley Circulation Element, as well as mitigation measures contained in the FEIR (see Appendix A for applicable mitigation measures). With implementation of mitigation measures in the FEIR, all impacts to traffic/circulation would be mitigated. After the FEIR was certified, the County developed an overall programmatic solution that addresses projected future road deficiencies in the unincorporated portion of the County. This includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development.

Proposed Project

Linscott, Law & Greenspan, Engineers (LLG) prepared a *Transportation Impact Analysis (TIA)* (May 4, 2023) to determine and evaluate the potential impacts to the local roadway system due to the project. The TIA is included as Appendix M to this Addendum.

- A. Increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system**
- B. Exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways**

The Project proposes to develop a 200-unit RCFE. The Project would be comprised of an approximately 168,433-gross-square-foot main building located generally in the central portion of the site which would provide 40 independent living units, 110 assisted living units, and 35 memory care units. An additional 15 independent living cottage units, ranging in size from approximately 1,208 to 1,480 square feet, would be located in the northwestern portion of the site.

Vehicle Miles Traveled is not the methodology for evaluating traffic impacts from the Project because the Project is tiering off a certified EIR that analyzed the environmental impacts

associated with development of the site as a Group Care use. The Project site is located within the jurisdiction of the County of San Diego but is served by roadways under the City of San Diego's jurisdiction. Therefore, coordination with the City of San Diego is required and the City's thresholds of significance were used to evaluate the Project's potential impacts to the roadway system. According to the City's *CEQA Significance Determination Thresholds* dated July 2016, a project is considered to have a significant impact if project traffic would decrease the operations of surrounding roadways by a defined threshold. If a project exceeds the identified thresholds (which provide for allowable increases in delay, volume to capacity ratio, and speed), then the project is considered to have a significant "direct" or "cumulative" impact. A significant impact can also occur if a project causes the LOS to degrade from LOS D to LOS E or F, even if the allowable increases in the thresholds are not exceeded.

An employee service entrance is proposed along the southeastern boundary of the property which will require a vacation of a 1-foot access restriction easement as dedicated on Final Map 16031. The Project is conditioned to process the 1-foot access restriction easement vacation. A conceptual striping plan has been prepared for the proposed employee entrance connecting to Old Course Road near the intersection of Camino Del Sur. The conceptual striping plan and preliminary design of the service entrance includes construction within the City of San Diego jurisdiction which may require future encroachment permits and similar improvement permits from the City of San Diego upon implementation of the Project. The conceptual striping plan and traffic analysis has been provided and reviewed by City of San Diego staff for concurrence due to the Project's proximity to roadways within the City of San Diego. Access to the site has been designed to be minimally intrusive by including the service entrance located south of the gatehouse along Old Course Road. Service vehicles and supply trucks for the facility will not need to wait behind the security of the gatehouse in order to access the site and will not cause queuing of cars waiting to access through the gatehouse.

Based on the Project description, the "Retirement/Senior Citizen Housing" rate of four trips/dwelling unit was used for the proposed Independent Living units, and the "Congregate Care Facility" rate of two trips/dwelling unit was used for the proposed Assisted Living and Memory Care units.³ Based on these trip generation rates, the Project is calculated to generate a total of 510 ADT with 21 morning (AM) peak hour trips (10 inbound / 11 outbound) and 39 afternoon (PM) peak hour trips (21 inbound and 18 outbound). The Project site was previously assumed as a group care facility calculated to generate 600 ADT as detailed on the Tentative Map Resolution for TM-5069.⁴ Therefore, the Project would be consistent with the underlying land use and would generate less than what was previously analyzed for the site as part of the FEIR.

In addition, TIA summarizes the Near-Term with Project peak hour intersection analysis results. All intersections were calculated to continue to operate acceptably at LOS D or better during the AM and PM peak hours with the exception of the intersection of Camino del Sur/Rancho Bernardo Road, which would function at LOS E during the AM peak hour. The Project-related increase in delay at this intersection that already operates at an unacceptable LOS is less than the City's significance

³ Using the City rates results in a slightly higher trip generation as compared to the SANDAG rates (2.5 trips per dwelling unit).

⁴ It should be noted that the trip generation of the Project using the City of San Diego methodology compared to SANDAG's methodology results in 10 more ADT, which is a more conservative estimation of trips for the Project.

threshold of two seconds. Lastly, as a condition of the Project, the grading operations will require the implementation of a haul route plan and a traffic control plan to ensure that the export of fill from the property will not impact adjacent roads. Therefore, the Project would not result in a significant impact to the study intersection and no mitigation measures are required.

Based on the established significance criteria, no LOS related significant impacts are calculated for the Project. Therefore, mitigation measures are not required. Additionally, no substantial changes in transportation circumstances were identified since the SFVSP FEIR was adopted.

C. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks

The Project does not include air traffic nor would it be of a size or scale that requires revision to air traffic patterns. The Project site is not within an ALUCP and the nearest airport is MCAS Miramar, located over 10 miles to the south. No impact would result.

D. Substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)

The Project proposes a use intended for the site (RCFE) that is compatible with the surrounding residential uses. Project design includes accessways and drive aisles that are consistent with County regulations. The Project would not result in a substantial increase in hazards due to a design feature or incompatible use. No impact would result.

E. Inadequate emergency access

The Project site is located in an area currently accessible to emergency services within the existing street network. Emergency access to the site has been approved by the RSFPD as a result of Project review. Emergency access would be adequate and no impact would result. The Project is conditioned to have RSFPD review the final construction drawings and approve the building plans and design of the employee service entrance driveway during Final Engineering.

F. Inadequate parking capacity

Per County of San Diego Zoning Ordinance, Part 6, Table 6758, a total of 120 parking spaces are required. The Project proposes to provide a total of 127 parking spaces; as such, the Project would be in compliance with County of San Diego Zoning Ordinance, Part 6, Table 6758 and would exceed the minimum parking requirement. The Project includes an underground parking garage which will contain the majority of parking for the operation of the RCFE. Parking would be provided consistent with the SFVSP guidelines. No impact would result.

G. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

The Project would not conflict with adopted policies, plans, or programs supporting alternative transportation. A walkway system would be provided on-site to allow for pedestrian mobility through the site (connecting to the greater sidewalk network for those authorized and able to access). As a condition of the Project, the Project includes shuttle services for occupants of the RCFE as a means of alternative transportation. The Project site is located off a private driveway and is not immediately accessible by bus; no bus turnouts are required. The Project would provide bicycle racks in compliance with County regulations. No impact would result.

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The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant traffic/circulation impacts.

XVIII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

NO

For purposes of analysis, because the SPA encompasses a large area with disparate conditions throughout, the analysis of impacts on tribal cultural resources is comparative between the McCrink Ranch Subdivision Tentative Map and the proposed Project.

Santa Fe Valley Specific Plan FEIR

"Tribal Cultural Resources" was not an environmental impact area considered by the FEIR. Although the FEIR did not specifically evaluate potential impacts related to tribal cultural resources pursuant to the process set forth by Assembly Bill (AB) 52, the potential to impact tribal cultural resources was a known issue at the time that the FEIR was certified. Accordingly, tribal cultural resources do not qualify as "new information" under CEQA Guidelines Section 15162(a)(3). Furthermore, as described in more detail below, the FEIR analyzed the potential to impact cultural resources, including Native American resources, and concluded that the SFVSP has the potential to significantly impact cultural resources that could be considered important tribal cultural resources.

A discussion of tribal cultural resources is embedded in FEIR Section 4.3, *Cultural Resources*, as tribal cultural resources were historically included within the greater cultural resources' discussion. Based on the analysis in the FEIR, a total of 18 cultural resource sites were identified as falling exclusively or partially within the area of the McCrink Ranch Subdivision Tentative Map. Of those, 16 were considered important or potentially important cultural resources. Site types located within the McCrink Ranch Subdivision Tentative Map area include two rock art sites, one exclusively bedrock milling site, one historic trash deposit with a minor lithic component, nine sites dominated by lithic debris, and three temporary camps, one of which has a minor historic trash deposit. This site typologies are all associated with prehistoric sites (sites containing evidence of Native American activities predating European contact) with the exception of the historic structure, the Lake Hodges Flume.

Low or No Impact Areas

The FEIR identified six of the important or potentially important cultural sites within areas designated as Open Space I or passive Open Space II (low or no impact areas) in the SPA. The FEIR determined that these sites would not be subjected to direct impacts due to development within the SPA aside from those associated with hiking and equestrian trails. Among the six sites were the two rock art sites and the Lake Hodges Flume all of which were designated as Constraints Level 1 sites in the FEIR. Secondary impacts to the rock arts sites that could result from increased access and

chemical weathering as a result of vehicle exhaust, as well as the potential for vandalism, was determined as unknown at the time the FEIR was certified.

Moderate Impact Areas

None of the areas within the McCrink Ranch Subdivision Tentative Map area were designated as Rural and Very Low Residential. Therefore, no tribal cultural resources sites were associated with this impact area in the FEIR.

High Impact Areas

Ten important or potentially important cultural resources sites were identified within High Impact areas in the FEIR and included lithic scatters, temporary camps, and a bedrock milling site. The FEIR determined that the level of development proposed with the McCrink Ranch Subdivision Tentative Map would likely destroy these sites. It should be emphasized that most of these sites had not been tested in order to assess their importance according to CEQA criteria at the time the FEIR was certified, and level of significance was directly tied to a site's designation as important.

With implementation of mitigation measures included in the FEIR, including specific recommendations made for the McCrink Ranch Subdivision Tentative Map, the FEIR concluded that all impacts to cultural resources would be mitigated (see Appendix A for applicable mitigation measures).

Proposed Project

A records search request of the Sacred Lands File (SLF) held by the Native American Heritage Commission (NAHC) was made on April 21, 2022 (see Appendix D). The result of the NAHC SLF search was received on June 30, 2022. The result of the NAHC SLF search was negative. The NAHC also provided a list of tribes that are traditionally and culturally affiliated with the geographic area of the Project. The County is the Lead Agency for conducting consultation with local tribes, as required pursuant to AB 52 and Senate Bill 18 (SB 18). AB 52 and SB 18 consultation is Government-to-Government and will be ongoing throughout the processing of the Project. This requisite consultation would result in less than significant tribal cultural resources impacts.

As described in Section V, *Cultural Resources*, above, the Cultural Resources Study (Appendix D) conducted for the Project concluded that no cultural resources, artifacts, or features were observed during the survey effort, and no cultural material associated with previously recorded prehistoric archaeological site SDI-5101 appears to remain within the Project site. The Project site has previously been graded under Major Grading Permit L-15602. In accordance with the mitigation measures required by the FEIR included in Table 10, an archaeological monitoring program by a qualified archaeologist and Native American monitor would occur for any ground disturbing activity associated with Project construction in the southern portion of the Project site along Artesian Road, between the southern Project boundary and the edge of the slope to the north. With implementation of the monitoring program, impacts to tribal cultural resources would be less than significant.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant tribal cultural resources impacts.

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XIX. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

For purposes of analysis, because the SPA encompasses the relevant issues, the analysis relative to utilities and service systems impacts is comparative between the SFVSP and the proposed Project.

Santa Fe Valley Specific Plan FEIR

The FEIR analyzed public services and utilities in Section 4.13. The analysis considered impacts to public services including fire protection, law enforcement, schools, animal control, and parks and recreation and utilities including water, wastewater, solid waste, and gas and electricity. Impacts to public services are analyzed in Section XV, *Public Services*, above. This section focuses on impacts related to utilities. The FEIR found impacts related to utilities to be less than significant and no mitigation was required.

Relative to wastewater service, at the time the FEIR was certified, the SPA was not served by sewer facilities. The RSFCSD indicated its ability to provide wastewater treatment for the SPA. Additionally, approval of any development on the SPA was conditioned on the provision of adequate wastewater capacity and infrastructure. Therefore, the FEIR concluded that impacts to wastewater were not considered to be significant.

Relative to water service, the SPA is located within the OMWD. The SFVSP would result in the need for additional capacity of water infrastructure and services. As presented in the FEIR, a "will serve" letter was supplied by OMWD for the project. The FEIR also states that no discretionary permits would be granted without adequate water capacity and infrastructure. Therefore, the FEIR concluded that impacts to water service were not considered to be significant.

Relative to solid waste, the FEIR evaluated the need for development within the SPA to require additional solid waste service capacity. However, the additional capacity required to service the project was determined to be relatively low. The FEIR concluded that, because development within the SFVSP would be consistent with the population projections for the SPA as included in the County's General Plan, the SFVSP would not impact regional projections used to plan solid waste facilities in the region. As such, no significant impacts were identified.

Relative to gas and electricity, the service provider to the SPA is SDG&E. Upon SFVSP implementation, the need for additional load capacity for gas and electric services would be generated. SDG&E indicated that gas and electric distribution facilities could be made available to serve the SFVSP pursuant to SDG&E's rules filed with and approved by the California Public Utilities Commission. As such, the FEIR determined that impacts to gas and electric facilities and provision of service were not considered to be significant.

Proposed Project

A. Exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board

The Project proposes to discharge domestic waste to a community sewer system within the RSFCSD, which is permitted to operate by the Regional Water Quality Control Board (RWQCB). A Project Facility Availability form dated August 24, 2021 and included as Appendix K of this Addendum, has been received from RSFCSD that indicates the district would serve the Project. Therefore, because the Project would be discharging wastewater to a RWQCB permitted community sewer system, the Project would not exceed wastewater treatment requirements of the RWQCB. Impacts would be less than significant.

B. Require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects

The Project would connect to existing water and sewer lines located in adjacent streets, including Old Course Road and Sunny Summit Drive, as shown on the Project plans. The Project's storm water drainage would be conveyed to the existing storm drain system also located with adjacent streets. Water and wastewater service providers have indicated that adequate capacities and facilities exist to serve the Project (see Public Facility Availability Forms included in Appendix K and L, respectively). Thus, the Project would not require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities. Impacts would be less than significant.

C. Require new or expanded entitlements to water supplies or new water resources to serve the project

The Project site is located within the boundaries of OMWD, which would provide water service to the Project. OMWD, in their Project Facility Availability Form dated August 24, 2021 (see Appendix K), identified that the Project site is eligible to receive domestic service. OMWD's supplemental water availability letter indicates that they have or will have adequate facilities with sufficient capacity to serve the Project. Thus, impacts related to water supplies and conveyance would be less than significant.

D. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments

The Project would be served by a system of public sewer mains that would connect to the existing RSFCSD sewer network at the Project boundary. A Project Facility Availability Form,

dated March 16, 2021, and included as Appendix L, has been received from RSFCSD for the Project that indicates wastewater facilities are expected to be available based on existing infrastructure and the capital facility plans of RSFCSD. The Project would not require significant alterations to existing sewage systems and infrastructure or substantially reduce the capacity of existing facilities. Thus, impacts related to wastewater treatment and conveyance would be less than significant.

E. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs

F. Noncompliance with federal, state, and local statutes and regulations related to solid waste

Implementation of the Project would generate solid waste. Solid waste services for the Project would be provided by a private hauler and transported to a transfer station prior to final disposal at the Sycamore Sanitary Landfill in Santee. The Sycamore Sanitary Landfill has a daily permitted throughput of 5,000 tons/day of solid waste. An expansion of the landfill was approved in 2012 and is forecasted to provide capacity for waste until 2042 (CalRecycle 2023). The Project would comply with Federal, State, and local statutes and regulations related to solid waste. No impact is identified for this issue area.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant utilities and service systems impacts.

XX. WILDFIRE -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that would result in an increased risk of wildfire to persons or property.

YES

NO

Although “Wildfire” was not an environmental impact area considered by the FEIR, the potential effects of wildfires were known at the time that the FEIR was certified. Accordingly, the discussion of wildfire does not qualify as “new information” under CEQA Guidelines Section 15162(a)(3). The SFVSP FEIR did consider fire safety under the category Public Services and Utilities (Section 4.13 of the FEIR). (Public Services, including fire protection, are addressed in Section in Section XV, above.) Significant and mitigable impacts associated with fire protection were identified in the FEIR. Mitigation included the requirement for subdividers to obtain a “will serve” letter (now called Public Facility Availability Form) from the appropriate fire agency and develop a fire management plan (see Appendix A for applicable mitigation measure).

Proposed Project

The Project site is composed of previously graded and vacant land and is situated in a location surrounded by suburban development, with irrigated landscaping and residential and educational structures, and public and private roads adjacent to the Project site. As such, the Project surroundings do not represent a risk of wildfire.

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The Project is located within the RSFFPD. The RSFFPD has declared all areas within its service boundary as Very High Fire Hazard Severity Zone and adopted an ordinance relative to fire hazards (District Ordinance 2011-001). RSFFPD's Very High Fire Hazard Severity Zone designation applies to all areas, regardless of whether they are adjacent to developed areas.

The closest fire station to the Project site is Fire Station No. 2, which is located at 16930 Four Gee Road, approximately 1.3 miles from the Project site. The fire companies assigned at Station No. 2 respond to emergencies in the communities of 4S Ranch, Santa Fe Valley and Bernardo Lakes Estates, Bernardo Point, and Summit of Rancho Bernardo. Travel time from Fire Station No. 2 to the Project site is approximately two minutes.

Fire Station No. 2 is also a regional training facility. The facility houses a four-story training tower with three burn rooms, three underground vaults simulating confined-space rescue incidents, an extrication area where firefighters practice cutting cars apart to free victims of traffic collisions, three roof props to simulate ventilation techniques, a 33,000-gallon drafting pit, and a splash wall. The facility also holds an on-site classroom.

The Project provides an approved primary access, and all roads and driveways proposed as part of the Project meet San Diego County, RSFFPD, and Consolidated Fire Code requirements. Located at the intersection of Camino del Sur and Old Course Road, the Project would have direct access to surrounding Sunny Summit Drive and Gatehouse Drive, which in turn provides access to Old Course Road and Camino del Sur. The Project is designed with two access points served by private drives that connect to Sunny Summit Drive and Gatehouse Drive. Private drives have been designed to accommodate emergency vehicles, including fire trucks. A lighted directory map, meeting current RSFFPD Standards, would be installed in a pre-approved location to assist in locating buildings in the event of an emergency. In addition, all buildings would have required automatic sprinkler systems.

The Project site is set in an urbanizing environment adjacent to residential housing on the north and west, Camino Del Sur and residential housing to the south, and Maranatha Christian Schools to the east. Ornamental and irrigated landscaping separates with Project site from development to the northwest. To the south, ornamental and irrigated landscaping, non-native grassland, and a partially improved road (Artesian Road) occur between the Project site and Camino Del Sur to the south. The entire Project site would be developed with structures, parking areas, resident amenity areas, irrigated landscaping, hardscape areas, and internal drives. In addition to the internal drives, a fire access area and fire lane ensure accessibility for fire trucks and emergency vehicles. The Project would also provide four on-site fire hydrants.

The Project is designed in conformance with and meets or exceeds all applicable codes and standards. The Project's design measures, landscaping and maintenance would not expose people or structures to a significant risk of loss, injury, or death as a result of wildland fires; and the Project's emergency accessibility ensures access by emergency vehicles and fire truck in times of emergency. The Project would not increase risk of wildfire to persons or property. Furthermore, all projects located within the RSFFPD are required by law to comply with all applicable fire protection and construction-related local regulations and standards, including District Ordinance 2011-01, County of San Diego Ordinances 10146-10148, and the Consolidated Fire Code, County Ordinance 10172. Additionally, the RSFPD has provided

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concurrency for the processing of the Major Use Permit and will review the implementation of building permit and landscape plans as detailed in RSFPD Major Use Permit letter dated June 15, 2023 (see Appendix O). Therefore, the Project would not expose people or structures to a significant risk of loss, injury, or death as a result of wildland fires.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant wildfire systems impacts. The Project has implemented FEIR mitigation measure PSU-1 relative to fire by obtaining a Public Facility Availability Form from RSFFPD.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

NO

The Project proposes development of a previously graded site. Therefore, the proposed Project, as compared to the SFVSP, would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

The Project would directly and permanently impact non-native, ornamental, and disturbed habitat occurring on the Project site by removal of the vegetation, grading, and construction of Project. The Project site supports a small, remnant of non-native grassland with limited biological value and no mitigation would be required. No sensitive plant or animal species were observed on-site or adjacent to the Project site, and none is expected to occur. The Project site has low potential to support migratory bird nesting, and there are no wetlands or waterways on site, so there would be no impacts to these types of features. Additionally, the Project would not result in indirect impacts due to habitat insularization; impacts on drainage/water quality; impacts from

night lighting, noise, invasive plant species, and human intrusion; and impacts to raptor foraging. The Project would develop a RCFE in an already developed residential area. As such, impacts to native habitats (of which there are none in the vicinity) due to introduction of non-native landscaped species would not occur.

The proposed Project would result in less-than-significant impacts to cultural and tribal cultural resources with monitoring of grading activities (see Table 10). Mitigation measures for cultural resources relative to monitoring (see CR-1 through CR-5 in Table 10) were required under the FEIR to mitigate potential impacts in the event of the discovery of unknown archaeological or cultural deposits and requires coordination with Native American monitors, archaeological reporting, and submittal of a final monitoring report to the South Coastal Information Center. The mitigation measure would reduce the potential impact to less than significant because it establishes procedures to record, report, and treat undiscovered archaeological and cultural resources.

Cumulative impacts were previously evaluated for the SFVSP in Section 8.3 of the FEIR for each resource topic contemplated in the FEIR. When compared with other projects proposed for areas in proximity to the SFVSP, significant and unavoidable cumulative impacts were identified for the SFVSP project, including those related to land use (loss of open space and agricultural land), biological resources (loss of vegetation and habitat), visual quality/aesthetics (altering existing upland landforms visible from the San Dieguito River valley), traffic/circulation (substantial increase in traffic volumes on existing and future roadway network), air quality (construction and operation), hydrology/water quality (contribution to downstream water bodies), paleontological resources (unknown subsurface resources). With the exception of land use, the FEIR determined that mitigation measures presented in the FEIR would mitigate the SFVSP's cumulative effects. With implementation of mitigation measures applicable to the proposed Project as required in the FEIR (see Table 10), the Project would not contribute considerably to cumulative effects.

The Project would not have environmental effects that will cause substantial adverse effects on human beings. Refer to Section III, *Air Quality* (sensitive receptors); Section VII, *Geology and Soils* (rupture or faults); Section IX, *Hazards and Hazardous Materials* (wildfire hazard and emergency evacuations); and Section XVI, *Public Services* (fire protection and law enforcement services).

As described in this Addendum, there are no physical changes or changes in circumstances under which the Project is undertaken and/or "new information of substantial importance" that result in any of the mandatory findings of significance. There are no proposed changes to resources as previously identified and analyzed in the previously certified FEIR.

XXII. MITIGATION MEASURES: Table 10, *Proposed Project Mitigation Measures*, contains applicable Mitigation Measures from the FEIR. Mitigation measures included in Table 10 are those that apply to the project.

Table 10. Proposed Project Mitigation Measures

Mitigation Number	Mitigation Measure
<i>Aesthetics</i>	
AES-1	All non-single-family residential development; including but not limited to tentative maps, major use permits, and Administrative permits shall be implemented in compliance with the Santa Fe Valley Specific Plan Area Design Guidelines.
AES-2	Lighting for structures and adjacent landscape shall comply with the Dark Sky Ordinance and the Santa Fe Valley Design Guidelines.
<i>Air Quality</i>	
AQ-1	<p>Construction Mitigation Measures. The applicant shall use combinations of the following techniques to reduce potentially significant construction emission during project construction:</p> <ul style="list-style-type: none"> • Simultaneous operation of multiple construction equipment units shall be minimized. • Grade only those areas that will be developed in the immediate future. • Low pollutant-emitting construction equipment shall be used. • Caterpillar prechamber diesel engines (or equivalent) shall be used together with proper maintenance and operation to reduce emissions of oxides of nitrogen (NOx). • Electrical construction equipment shall be used when feasible. • Water trucks or sprinkler systems shall be used to reduce airborne onsite dust. Water frequency shall be increased whenever wind speeds exceed 15 mph. • All dirt stock-pile areas shall be watered daily or as needed. • All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods as appropriate. • The paving of all roadways shall be completed as soon as possible after grading.
AQ-2	<p>Vehicle Mitigation Measures. The project applicants shall coordinate with appropriate agencies (SANDAG, North County Transportation District (NCTD), other transportation authorities) to implement the following techniques to further reduce vehicle emissions:</p> <ul style="list-style-type: none"> • Shuttle services between the resort, golf courses, and regional transit services shall be provided. • Rideshare opportunities shall be encouraged. • Walking trails and bike routes connections shall be provided to areas where regional transit services are located.
<i>Biological Resources</i>	
BIO-1	To mitigate for impacts associated with increased runoff from developed areas, a drainage control plan shall be prepared by a qualified geologist or hydrologist. Mitigation will also include the use of unlined drainage channels, energy dissipating structures, detention ponds, and permeable materials on paved surfaces where practical, reduction of irrigation requirements through

Mitigation Number	Mitigation Measure
	the use of native, drought-tolerant vegetation, and conducting necessary irrigation operations to minimize runoff and evaporation.
BIO-2	To mitigate for impacts associated with erosion and sedimentation during construction, construction activities adjacent to wetlands and unvegetated waters shall be conducted during the dry season where feasible, standard erosion control procedures (e.g., temporary berms, sandbags, sedimentation/desiltation basins) shall be used, disturbance to vegetated slopes shall be minimized, and graded slopes shall be revegetated immediately after construction is completed.
BIO-3	Standard dust control procedures shall be used to reduce fugitive dust emissions during construction.
<i>Cultural Resources</i>	
CR-1	Mitigation techniques appropriate to mitigate impacts to important archaeological resources include, but are not limited to: <ol style="list-style-type: none"> 1. Mitigation through avoidance and placement of open space easements; 2. Mitigation through capping preceded by characterization of the site by means of limited data recovery (excavation); 3. Mitigation through data recovery (excavation) of a representative sample of the site with sample size determined by means of a limited testing program (excavation); 4. Some combination of the above.
CR-2	In addition to the mitigation techniques presented above, an archaeological monitor may be required to be onsite during construction activities. The monitor's objective is to observe construction operations in the archaeological site area and safeguard archaeological features until such time as proper assessment of the discovery can be carried out.
CR-3	Prior to issuance of grading permits, the applicant shall retain a qualified paleontologist to carry out the mitigation measures described below. A qualified paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or geography who is familiar with paleontological procedures and techniques. The paleontologist shall attend pre-grade meetings to consult with grading and excavation contractors.
CR-4	A paleontological monitor shall be onsite during grading operations to evaluate the presence of fossils within previously undisturbed sediments of highly sensitive geologic formation and moderately sensitive formations to inspect cuts for contained fossils. In addition, the paleontologist shall be allowed to direct, divert, or halt grading to allow for determination of significance and recovery of fossils. The paleontological monitor shall work under the direction of a qualified paleontologist.
CR-5	Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited (with the applicant's permission) in a scientific institution with paleontological collections, such as the San Diego Natural History Museum. A final summary report shall be completed and distributed

Mitigation Number	Mitigation Measure
	to the County and other interested agencies which outlines the results of the mitigation program. This report shall include discussions of the fossils.
<i>Geology/Seismicity/Soils</i>	
GEO-1	The final grading plan for the project shall incorporate all of the recommendations of the soil and geologic reconnaissance investigation completed for the McCrink property by Geocon (1989).
GEO-2	The stability of natural and cut slopes shall be evaluated by a qualified professional prior to construction. Cut and fill slopes shall be constructed according to guidelines set forth in the Uniform Building Code (Chapter 70) and local grading ordinances.
GEO-3	Soil stockpiles and exposed (graded) slopes shall be covered with plastic sheeting where feasible during inclement weather conditions.
GEO-4	Drainage control devices shall be constructed to direct surface water runoff away from slopes and other graded areas; hay bale barriers or sandbags shall be placed along the toes of graded slopes to help control and reduce sedimentation during grading operations.
GEO-5	Temporary sedimentation/desilting basins shall be constructed where necessary between graded areas and natural runoff courses to minimize downstream sediment influx during grading.
GEO-6	Disturbed slopes shall be immediately seeded with groundcover vegetation.
GEO-7	The angle of constructed slopes shall be minimized to reduce disturbance to existing vegetation and slopes.
GEO-8	Construction and grading during periods of inclement weather shall be avoided.
GEO-9	A light spray of water shall be applied to graded areas and temporary (haul) roads during construction to control fugitive dust.
GEO-10	Irrigation requirements on graded slopes and golf course areas shall be reduced through means such the use of low-pressure sprinkling systems. Irrigation operations shall be conducted to minimize runoff and evaporation losses.
GEO-11	A drainage control plan shall be prepared by a qualified geotechnical or hydrological consultant. Recommendations on the type, design, and location of temporary and permanent drainage facilities shall be incorporated into the final project design.
GEO-12	Energy dissipating structures such as rip rap strips and detention ponds shall be constructed downstream of all culverts, storm drain outlets, and subdrain outlets.
GEO-13	Runoff diversion structures such as inlet pipes and brow ditches shall be constructed where appropriate to minimize runoff flow downgraded slopes.
<i>Hydrology/Water Quality</i>	
HYDRO-1	All drainage control systems and facilities shall be designed to accommodate the 100-year storm discharges computed for the proposed development by Chang (1994).

Mitigation Number	Mitigation Measure
HYDRO-2	Soil stockpiles and exposed (graded) slopes shall be covered with plastic sheeting where feasible during inclement weather conditions.
HYDRO-3	Drainage control devices shall be constructed to direct surface water runoff away from slopes and other graded areas; hay bale barriers or sandbags shall be placed along the toes of graded slopes to help control and reduce sedimentation during grading operations.
HYDRO-4	Disturbed slopes shall be immediately seeded with groundcover vegetation.
HYDRO-5	Disturbance to existing vegetation and slopes shall be minimized; the angle of constructed slopes shall also be minimized where feasible.
HYDRO-6	Construction and grading shall be avoided during periods of inclement weather.
HYDRO-7	Graded areas and temporary (haul) roads shall be sprayed with water during construction to control fugitive dust.
HYDRO-8	Temporary sedimentation/desilting basins shall be constructed where needed during grading activities to minimize the amount of sediment entering existing drainages onsite and offsite.
HYDRO-9	Irrigation requirements on graded slopes and golf course areas shall be reduced through means such the use of low-pressure sprinkling systems and conducting irrigation operations to minimize runoff and evaporation losses.
HYDRO-10	Prior to approval of final grading and project plans, a drainage control plan shall be prepared by a qualified geotechnical or hydrological consultant. Recommendations on the type, design, and location of temporary and permanent drainage facilities shall be incorporated into the final project design.
HYDRO-11	Energy dissipating structures such as rip rap strips and detention ponds shall be constructed downstream of all culverts, storm drain outlets, and subdrain outlets, where surface water runoff from drainage facilities enters natural drainages.
HYDRO-12	Runoff diversion structures such as inlet pipes and brow ditches shall be constructed where appropriate to minimize runoff flow downgraded slopes.
HYDRO-13	Source control practices shall be implemented that would reduce the amount and likelihood of contaminants coming into contact with surface runoff. Examples of source control practices include covering outdoor facilities that contain potential contaminants; encouraging proper use and disposal of pesticides, herbicides, and fertilizers; controlled methods, application rates, and application frequency of these chemicals; encouraging alternative methods for controlling insects and weeds using, physical, biological, and lower-toxicity methods; and handling, recycling and disposing of chemicals in a safe, proper manner.
HYDRO-14	Prior to approval of the final project plans, a spill prevention and control plan shall be developed for activities that require the use of hazardous materials such as fuels, fertilizers, pesticides, herbicides, cleaners, etc.

Mitigation Number	Mitigation Measure
HYDRO-15	<p>The following ongoing measure would be required to reduce potential TDS impacts related to the use of reclaimed water for irrigation if the reclaimed water exceeds TDS objectives or does not employ nutrient removal:</p> <ul style="list-style-type: none"> Monitoring for TDS and nutrient levels shall be performed on a regular basis and the results submitted to the San Diego RWQCB. If the levels exceed wastewater discharge requirements for the use of reclaimed water, the discharge must cease until proper treatment has been accomplished or the reclaimed water has been diluted to lower TDS concentrations to meet the requirements.
HYDRO-16	<p>Mitigation measures employed during grading, and on a permanent basis, to minimize runoff and associated erosion and sedimentation shall be incorporated into the final grading plans, pending approval by the County.</p>
HYDRO-17	<p>Impacts to surface water quality from contaminated runoff shall be mitigated through the use of best management practices. These measures provide for percolation of storm water runoff through soil or vegetation prior to discharge into natural channels. Possible measures include the following: unlined drainage channels, grassed swales along streets, and the sides of storm drain channels. Final stormwater design plans shall include measures to prevent the “first flush” (i.e., the first ½ inch) of rainfall from flowing directly into natural onsite or offsite drainages. Such measures include infiltration trenches or basins, and riparian strips.</p>
<i>Noise</i>	
NOISE-1	<p>As part of Major Use Permit approval for the neighborhood commercial site, a site-specific noise analysis will be required for each commercial land use as they are proposed to ensure compliance with the County noise ordinance.</p>
<i>Public Services and Utilities</i>	
PSU-1	<p>Fire Protection Service. As a condition of discretionary approvals, each project applicant shall be required to obtain a “will serve” letter from the Rancho Santa Fe Fire Protection District. Discretionary approvals shall not be granted until the size, timing, and funding of a fire station on the SPA is accepted by the Rancho Santa Fe Fire Protection District. In compliance with Policy PF-4.1 of the Specific Plan, no discretionary permits will be approved in the Santa Fe Valley SPA until a Fire Management Plan is approved by the Rancho Santa Fe Fire Protection District, California Department of Forestry, U.S. Fish and Wildlife Service, the San Dieguito River Park Joint Powers Authority, and other participating agencies.</p>

APPENDICES

- Appendix A – Santa Fe Valley Final Environmental Impact Report Applicable Mitigation Measures
- Appendix B – Air Quality and Greenhouse Gas Technical study
- Appendix C – Biological Resources Letter Report
- Appendix D – Cultural Resources Survey
- Appendix E – Update Geotechnical Report
- Appendix F – Phase I Environmental Site Assessment
- Appendix G – Drainage Report
- Appendix H – Storm Water Quality Management Plan
- Appendix I – Noise Analysis Report
- Appendix J – Project Facility Availability - Fire
- Appendix K – Project Facility Availability - Water
- Appendix L – Project Facility Availability - Sewer
- Appendix M – Transportation Impact Analysis (County of San Diego LMA)
- Appendix N – Transportation Impact Analysis (City of San Diego Concurrence)
- Appendix O – Rancho Santa Fe Fire Protection District Major Use Permit Concurrence

REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

Project Studies References:

Alden Environmental, Inc. Biological Resources Letter Report. January 20, 2023.

ASM Affiliates. Cultural Resources Survey. January 2023.

BlueScape Environmental. Air Quality and Greenhouse Gas Technical Study. June 2023.

dBF Associates, Inc. Noise Analysis Report. January 20, 2023.

Hunsaker & Associates San Diego, Inc. County of San Diego Stormwater Quality Management Plan for Priority Projects. January 9, 2023.

Hunsaker & Associates San Diego, Inc. *Drainage Study*. January 9, 2023.

Linscott, Law & Greenspan, Engineers. Transportation Impact Analysis. May 4, 2023.

Linscott, Law & Greenspan, Engineers. Transportation Impact Analysis. May 10, 2023.

Rancho Santa Fe Fire Protection District Major Use Permit Concurrence Letter. June 15, 2023.

Project Service Availability Letters (Fire, Water, School, Sewer). March 14, 2021 to June 23, 2021.

Stantec Consulting Services, Inc. Phase I Environmental Site Assessment. February 8, 2021.

Additional References:

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation/Open Space Element of the General Plan (Goal COS-17: Solid Waste Management)

County of San Diego Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)
County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego
Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control
Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of
Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board,
San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances
relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall
1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control
Board, San Diego Region

Figure 1. Santa Fe Valley Specific Plan Land Use Plan

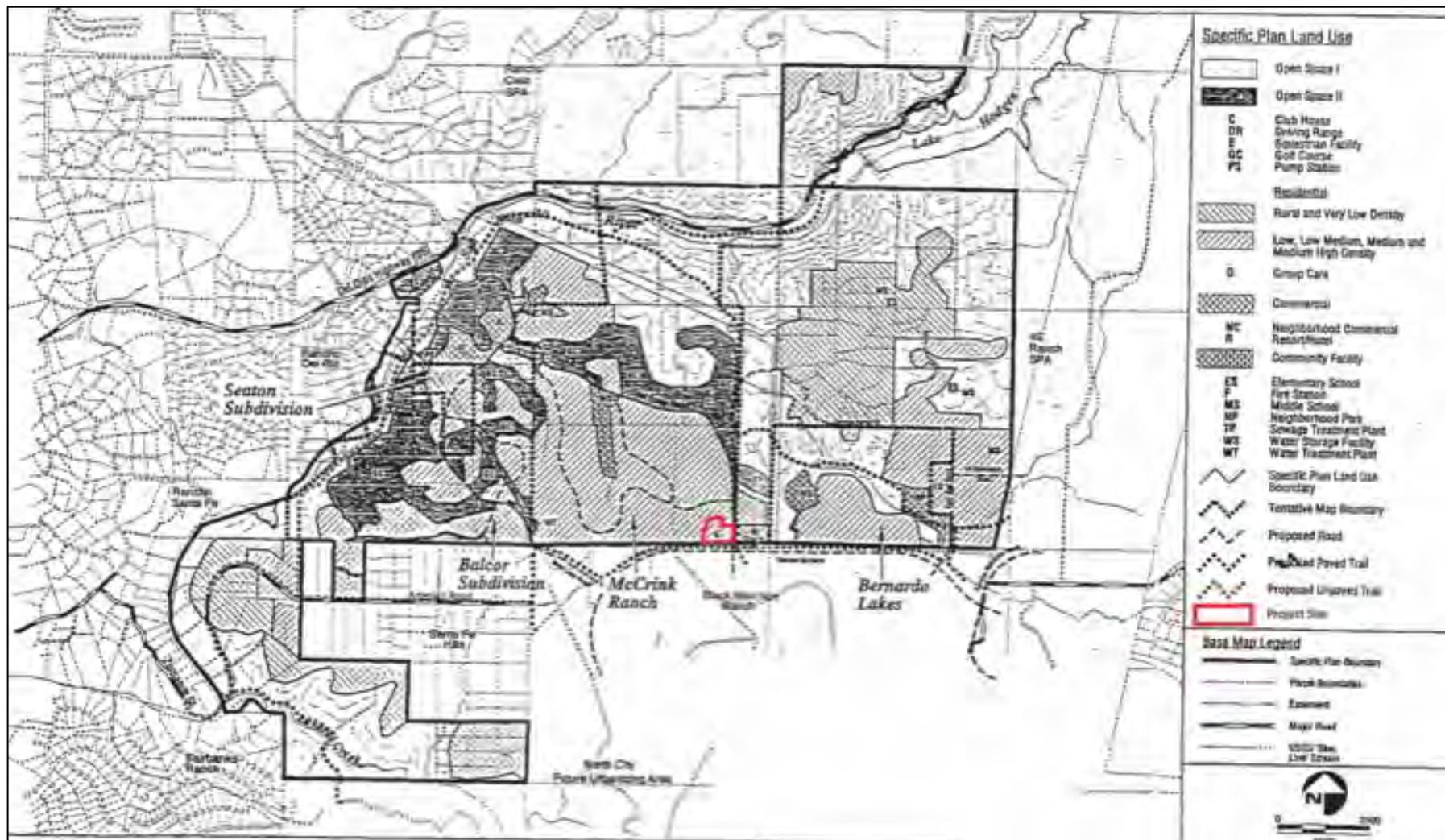


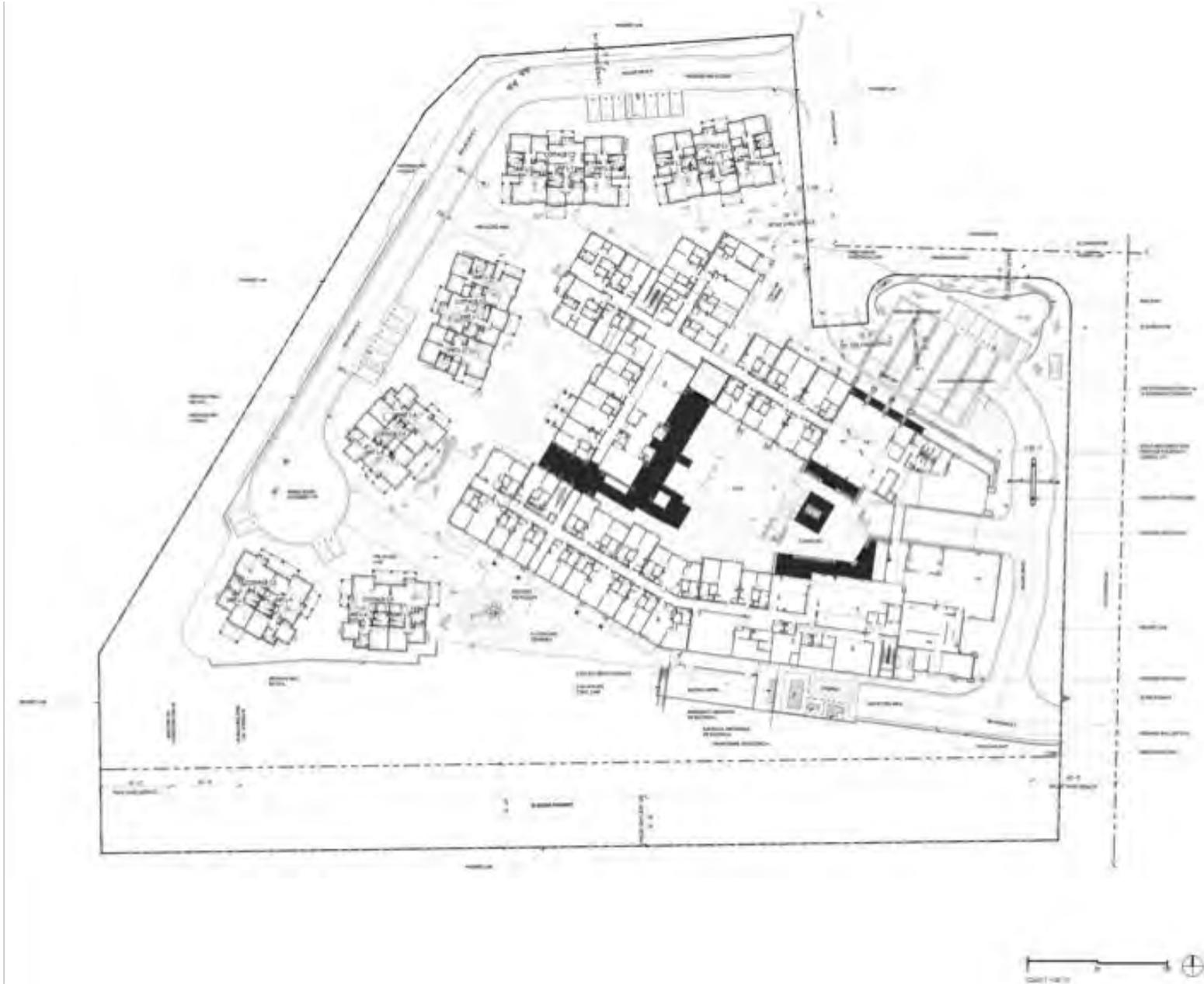
Figure 2. McCrink Ranch Subdivision Tentative Map



Figure 3. Location Map



Figure 4. Plot Plan



APPENDIX A

SANTA FE VALLEY SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT
MITIGATION TABLE

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
AESTHETICS				
SFVSP	The project shall be required to comply with the "D3" design designator.	N/A	Site does not have a D3 designator.	N/A
SFVSP	Contour or landform grading techniques shall be used onsite to create undulations and variety in the grades of major slopes, closely matching the naturally occurring landforms. The tops and toes of slopes shall be rounded to blend into the surrounding area. Grading methods that enhance plant establishment and ensure long-term viability are recommended. Rock outcrops shall be preserved whenever possible. Tops and toes of slopes shall be rounded where they meet the existing natural grade.	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map.	N/A
SFVSP	All areas disturbed or cleared of vegetation for construction shall be revegetated upon completion of construction activities. The selection of plant materials shall be compatible with the character of the landscape unit (i.e., native vegetation).	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map. Project includes a Preliminary Landscape Plan that ensures all areas disturbed or cleared of vegetation for construction will be revegetated upon completion of construction activities. Additionally, the selection of plant materials is compatible with the character of the landscape unit and adjacent development.	N/A
SFVSP	The residential and commercial structures within designated viewsheds shall be designed utilizing materials, colors, textures, and scale that are compatible with the vegetation and rock outcrops on the surrounding slopes.	N/A	Project site is not located within a designated viewshed.	N/A
SFVSP	Screening techniques shall include a combination of planted berms (where possible) to minimize	N/A	Project includes a Preliminary Landscape Plan that includes plant material to blend	N/A

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
	direct views of the site development and the planting of trees and shrubs to block views of incompatible structures or man-made slopes.		the project with surrounding neighborhood. Vegetation screening would be provided around the bio-retention area and along slopes.	
SFVSP	All construction on designated slopes and ridgelines shall be developed in compliance with the "D1" Designator for Visually Sensitive Hillside/Ridgelines.	N/A	The project site does not contain designated slopes.	N/A
SFVSP	All non-single-family residential development; including but not limited to tentative maps, major use permits, and Administrative permits shall be implemented in compliance with the Santa Fe Valley Specific Plan Area Design Guidelines.	Applicable		AES-1
SFVSP	Measures for protecting existing trees, native vegetation, rock outcroppings, and other natural features shall be indicated on grading plans.	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map and is devoid of existing trees, native vegetation, rock outcroppings, etc.	N/A
SFVSP	Single-family dwellings in designated viewsheds on existing greater than 15 percent slopes shall be encouraged to incorporate terraced foundations when necessary to reduce grading, avoid contiguous stair-stepped padded lots, and retain a more natural appearance. Significant vegetation, rock outcroppings, or other important natural features shall not be removed or disturbed. The proposed grading shall blend with the natural terrain. Grading to create excessive flat usable open space should be minimized. Proposed grading shall blend with the natural terrain.	N/A	The project does not include single-family dwellings.	N/A
SFVSP	Phased grading shall be implemented to allow prompt revegetation and reconstruction to control erosion.	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map.	N/A

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
SFVSP	Planting along the slope side of development shall be designed to allow controlled views outward, yet partially screen and soften architecture. Tree species selection and placement shall be designed to be capable of exceeding the height of the top of the slope.	N/A	Project includes a Preliminary Landscape Plan that allows controlled views outward. Vegetation screening would be provided along slopes. Tree species selection and placement are designed to be capable of exceeding the height of the top of the slope.	N/A
SFVSP	Development located near or on a ridgeline or hilltop shall consist of larger lots with wider frontages whenever possible. Dwellings and building pads shall be set back from significant ridges and hilltops to reduce visual impact whenever possible.	N/A	The project site is not located near or on a ridgeline or hilltop.	N/A
SFVSP	The facades of structures should be angled at varying degrees as required to follow natural topography of the site.	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map. No natural topography onsite.	N/A
SFVSP	All cut/fill slopes over 15 feet in height shall be screened with appropriate visually compatible vegetation planted at the base of the slope, and extending up the slope as necessary to provide visual intervention to sensitive receptors.	N/A	The project would not create slopes greater than 15 feet.	N/A
SFVSP	Lighting for structures and adjacent landscape shall comply with the Dark Sky Ordinance and the Santa Fe Valley Design Guidelines.	Applicable		AES-2
SFVSP	Golf courses and driving range shall not be lit at night.	N/A	Site does not include golf courses or driving ranges.	N/A
AIR QUALITY				
SFVSP	Construction Mitigation Measures. The applicant shall use combinations of the following techniques to reduce potentially significant construction emission during project construction: Simultaneous operation of multiple construction equipment units shall be minimized.	Applicable		AQ-1

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
	<p>Grade only those areas that will be developed in the immediate future.</p> <p>Low pollutant-emitting construction equipment shall be used.</p> <p>Caterpillar prechamber diesel engines (or equivalent) shall be used together with proper maintenance and operation to reduce emissions of oxides of nitrogen (NOx).</p> <p>Electrical construction equipment shall be used when feasible.</p> <p>Water trucks or sprinkler systems shall be used to reduce airborne onsite dust. Water frequency shall be increased whenever wind speeds exceed 15 mph.</p> <p>All dirt stock-pile areas shall be watered daily or as needed.</p> <p>All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods as appropriate.</p> <p>The paving of all roadways shall be completed as soon as possible after grading.</p>			
SFVSP	<p>Vehicle Mitigation Measures. The project applicants shall coordinate with appropriate agencies (SANDAG, North County Transportation District (NCTD), other transportation authorities) to implement the following techniques to further reduce vehicle emissions:</p> <p>Shuttle services between the resort, golf courses, and regional transit services shall be provided.</p> <p>Rideshare opportunities shall be encourage.</p> <p>Walking trails and bike routes connections shall be provided to areas where regional transit services are located.</p>	Applicable		AQ-2

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
BIOLOGICAL RESOURCES				
SFVSP	Wetland impacts shall be avoided and minimized through project redesign, where feasible per discretionary permit review, application of D2 designator, and state and federal permitting processes (1603 and 404, respectively). Site-specific wetland delineation studies shall be prepared to document the amount and habitat value of the wetland resources including vernal pools.	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map. There are no wetlands onsite.	N/A
SFVSP	All unavoidable impacts shall be mitigated by creation and/or enhancement of wetland habitat onsite or offsite within the vicinity of the SPA (e.g., Lusardi Creek drainage) at a mitigation ratio of no less than 1:1. Mitigation will include the preparation of a detailed wetland mitigation plan and dedication of the mitigation areas as permanent open space.	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map. There are no wetlands onsite.	N/A
SFVSP	The loss of the disturbed vernal pools in the northwestern portion of the SPA could be mitigated by acquiring the land containing the vernal pools and adjacent watershed in the southwestern SPA. If this mitigation measure is feasible, it should include preparation of a vernal pool management plan, and dedication of the vernal pools and surrounding watershed as permanent open space. Identification and protection of watershed is critical to protecting the hydrology of the vernal pool system and associated pollinators of vernal pool species. This impact could be also mitigated by acquisition or restoration of vernal pools offsite.	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map. There are no vernal pools onsite.	N/A
SFVSP	Appropriate vegetated buffers shall be established around all wetland habitats and	N/A	There are no wetland habitats adjacent to the project site.	N/A

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
	unvegetated waters. Buffer widths will vary depending upon the type (e.g., unvegetated drainage versus riparian forest) and quality of the habitat, adjacent land uses, whether the habitat functions as a wildlife movement corridor or habitat linkages (see below), and whether it supports sensitive plant or wildlife species.			
SFVSP	An open space easement, including appropriate buffer areas around vernal pools, shall be dedicated to the County of San Diego and shall prohibit disturbance of any kind.	N/A	The project does not include an open space easement.	N/A
SFVSP	Activities in wetland habitat and buffers shall be limited to passive recreation (e.g., hiking). Fencing should be used to protect particularly sensitive areas such as wetland dominated by herbaceous species (e.g., vernal pools, freshwater marsh) and populations of sensitive plant species.	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map. There are no wetlands onsite.	N/A
SFVSP	To mitigate for impacts associated with increased runoff from developed areas, a drainage control plan shall be prepared by a qualified geologist or hydrologist. Mitigation will also include the use of unlined drainage channels, energy dissipating structures, detention ponds, and permeable materials on paved surfaces where practical, reduction of irrigation requirements through the use of native, drought-tolerant vegetation, and conducting necessary irrigation operations to minimize runoff and evaporation.	Applicable		BIO-1
SFVSP	To mitigate for impacts associated with erosion and sedimentation during construction, construction activities adjacent to wetlands and unvegetated waters shall be conducted during the dry season where feasible, standard erosion control procedures (e.g., temporary berms,	Applicable		BIO-2

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
	sandbags, sedimentation/desiltation basins) shall be used, disturbance to vegetated slopes shall be minimized, and graded slopes shall be revegetated immediately after construction is completed.			
SFVSP	To reduce impacts associated with decreased surface water quality, fueling zones shall be established during construction that are at least 50 feet from wetlands and drainages. In addition, a spill prevention and control program shall be implemented, the proper use and disposal of pesticides, herbicides, fertilizers, and other toxic materials shall be encouraged, alternative methods for pest-control and fertilization shall be encouraged, and retention ponds and infiltration trenches and basins shall be incorporated into the project design for the removal of nutrients, sediments, and toxicants.	N/A	There are no wetlands or drainages adjacent to the project site.	N/A
SFVSP	Only native wetland plant species indigenous to the area shall be used for wetland enhancement and revegetation. The use of invasive nonnative species, such as pampas grass (<i>Cortaderia</i> spp.) and giant reed (<i>Arundo donax</i>), shall be prohibited in all landscaped areas throughout the SPA. Cultivars of native plants and native species from different geographic regions shall also be prohibited. All plant material used for wetland enhancement and revegetation shall be collected onsite or in the vicinity of the SPA, to the degree feasible.	N/A	There are no wetland habitats on the project site, and the project does not include wetland enhancement or revegetation.	N/A
SFVSP	Standard dust control procedures shall be used to reduce fugitive dust emissions during construction.	Applicable		BIO-3

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
SFVSP	To mitigate for impacts associated with increased human activity, access trails shall be limited to existing roads and trails and entry into wetland habitats shall be discouraged by fencing and other barriers. A public education program that includes signage along trails shall be implemented to inform residents about the value and sensitivity of wetland habitats.	N/A	The project does not include trails.	N/A
SFVSP	Protection of vernal pool resources shall include preservation of supportive watershed to avoid indirect impacts of human presence and siltation.	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map. There are no vernal pools onsite.	N/A
SFVSP	Coastal Sage Scrub. Uplands identified for natural open space preservation which have been disturbed by various activities including agriculture shall be restored to coastal sage scrub or other native scrub or grassland habitat as dictated by location and soils. This mitigation requirement will offset some of the internal losses of habitat while adding coastal sage scrub to the preserve and establishing better habitat linkage and cover for wildlife movement.	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map. There is no coastal sage scrub onsite.	N/A
SFVSP	Southern Maritime Chaparral. Direct impacts to southern maritime chaparral shall be minimized to the extent feasible during final design of the Balcor tentative map golf course.	N/A	The project site does not involve the Balcor tentative map golf course.	N/A
SFVSP	Perennial Grassland. Direct impacts shall be mitigated by avoidance to the extent feasible. Unavoidable impacts shall be mitigated by onsite enhancement/restoration of this habitat, adjacent to existing stands of perennial grassland in areas to be dedicated as open space.	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map. The project site lacks perennial grassland.	N/A
SFVSP	Coast Live Oak Woodland. The single small (approximately 0.4 acre) stand of coast live oak	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision	N/A

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
	woodland in Open Space II (McCrink Ranch tentative map) would result in a significant and mitigable impact. Mitigation measures to reduce the significant impacts shall include avoiding the stand through project redesign. Unavoidable impacts to this habitat should be mitigated by onsite habitat creation at a ratio of no less than 3:1 and dedication as permanent open space.		Tentative Map. The project site lacks coast live oak woodland.	
CULTURAL RESOURCES				
SFVSP	Mitigation techniques appropriate to mitigate impacts to important archaeological resources include, but are not limited to: Mitigation through avoidance and placement of open space easements; Mitigation through capping preceded by characterization of the site by means of limited data recovery (excavation); Mitigation through data recovery (excavation) of a representative sample of the site with sample size determined by means of a limited testing program (excavation); Some combination of the above.	Applicable		CR-1
SFVSP	In addition to the mitigation techniques presented above, an archaeological monitor may be required to be onsite during construction activities. The monitor's objective is to observe construction operations in the archaeological site area and safeguard archaeological features until such time as proper assessment of the discovery can be carried out.	Applicable		CR-2
SFVSP Paleo Monitoring	Prior to issuance of grading permits, the applicant shall retain a qualified paleontologist to carry out the mitigation measures described below. A qualified paleontologist is defined as an individual	Applicable		CR-3

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
	with a M.S. or Ph.D. in paleontology or geography who is familiar with paleontological procedures and techniques. The paleontologist shall attend pre-grade meetings to consult with grading and excavation contractors.			
SFVSP Paleo Monitoring	A paleontological monitor shall be onsite during grading operations to evaluate the presence of fossils within previously undisturbed sediments of highly sensitive geologic formation and moderately sensitive formations to inspect cuts for contained fossils. In addition, the paleontologist shall be allowed to direct, divert, or halt grading to allow for determination of significance and recovery of fossils. The paleontological monitor shall work under the direction of a qualified paleontologist.	Applicable		CR-4
SFVSP Paleo Monitoring	Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited (with the applicant's permission) in a scientific institution with paleontological collections, such as the San Diego Natural History Museum. A final summary report shall be completed and distributed to the County and other interested agencies which outlines the results of the mitigation program. This report shall include discussions of the fossils.	Applicable		CR-5
GEOLOGY/SEISMICITY/SOILS				
McCrink Ranch Subdivision	The final grading plan for the project shall incorporate all of the recommendations of the soil and geologic reconnaissance investigation completed for the McCrink property by Geocon (1989).	N/A	Final grading plan for McCrink Subdivision Tentative Map has been implemented.	GEO-1
SFVSP	Liquefaction-prone areas shall be identified as part of a site-specific geotechnical evaluation of	N/A	The Update Geotechnical Report (GEOCON, December 6, 2022) prepared for the project	N/A

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
	each of the proposed subdivisions. The investigation shall be performed by a qualified geotechnical consultant and shall specifically address foundation stability in liquefaction-prone areas (i.e., areas underlain by loose, saturated alluvium) proposed for construction.		indicates that the likelihood of liquefaction is low.	
SFVSP	For thinner deposits, loose, unconsolidated soils shall be removed and replaced with properly compacted fill soils, or other appropriate design stabilization measures shall be applied where feasible.	N/A	Project would implement recommendations of the Update Geotechnical Report (GEOCON, December 6, 2022) relative to soils.	N/A
SFVSP	For thicker deposits, applicable <i>in situ</i> densification techniques shall be implemented, such as vibroflotation, dynamic compaction, or densification with a heavy vibratory roller.	N/A	Project would implement recommendations of Update Geotechnical Report (GEOCON, December 6, 2022) relative to soils.	N/A
SFVSP	Additional site-specific studies shall be performed to further identify and delineate features observed to be possible landslide masses. The recommendations of these studies shall be incorporated into the final design for the proposed project.	N/A	The Update Geotechnical Report (GEOCON, December 6, 2022) prepared for the project indicates that the likelihood of landslide is low.	N/A
SFVSP	Subsequent to further evaluation of the “possible” landslide masses as part of the additional site-specific geotechnical evaluations, the slidemass shall be removed or a buttress shall be constructed to stabilize the slidemass.	N/A	The Update Geotechnical Report (GEOCON, December 6, 2022) prepared for the project indicates that the likelihood of landslide is low.	N/A
SFVSP	The stability of natural and cut slopes shall be evaluated by a qualified professional prior to construction. Cut and fill slopes shall be constructed according to guidelines set forth in the Uniform Building Code (Chapter 70) and local grading ordinances.	Applicable		GEO-2
SFVSP	Areas of problem soils shall be identified as part of a site-specific geotechnical evaluation of each	N/A	The Update Geotechnical Report (GEOCON, December 6, 2022) prepared for the project	N/A

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
	of the proposed subdivisions. The investigation shall be performed by a qualified geotechnical consultant and shall specifically address foundation stability in problem soil areas proposed for construction. Recommendations made in the geotechnical investigation shall be incorporated into the final project design.		does not indicate that there are problem soils on the project site.	
SFVSP	Expansive soils shall be replaced with granular non-expansive soils, or treated with lime to reduce expansivity. Alternatively, other appropriate measures shall be utilized to reduce soil expansivity.	N/A	The Update Geotechnical Report (GEOCON, December 6, 2022) prepared for the project does not identify expansive soils occurring on the project site.	N/A
SFVSP	Project components shall be designed to resist damage impacts from expansive soils as the need arises.	N/A	The Update Geotechnical Report (GEOCON, December 6, 2022) prepared for the project does not identify expansive soils occurring on the project site.	N/A
SFVSP	Soil stockpiles and exposed (graded) slopes shall be covered with plastic sheeting where feasible during inclement weather conditions.	Applicable		GEO-3
SFVSP	Drainage control devices shall be constructed to direct surface water runoff away from slopes and other graded areas; hay bale barriers or sandbags shall be placed along the toes of graded slopes to help control and reduce sedimentation during grading operations.	Applicable		GEO-4
SFVSP	Temporary sedimentation/desilting basins shall be constructed where necessary between graded areas and natural runoff courses to minimize downstream sediment influx during grading.	Applicable		GEO-5
SFVSP	Disturbed slopes shall be immediately seeded with groundcover vegetation.	Applicable		GEO-6
SFVSP	The angle of constructed slopes shall be minimized to reduce disturbance to existing vegetation and slopes.	Applicable		GEO-7

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
SFVSP	A silt curtain shall be placed around construction areas to protect natural drainage channels from sedimentation.	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map. There are no natural drainage channels on or adjacent to the project site.	N/A
SFVSP	Construction and grading during periods of inclement weather shall be avoided.	Applicable		GEO-8
SFVSP	A light spray of water shall be applied to graded areas and temporary (haul) roads during construction to control fugitive dust.	Applicable		GEO-9
SFVSP	Irrigation requirements on graded slopes and golf course areas shall be reduced through means such the use of low-pressure sprinkling systems. Irrigation operations shall be conducted to minimize runoff and evaporation losses.	Applicable		GEO-10
SFVSP	A drainage control plan shall be prepared by a qualified geotechnical or hydrological consultant. Recommendations on the type, design, and location of temporary and permanent drainage facilities shall be incorporated into the final project design.	Applicable		GEO-11
SFVSP	Energy dissipating structures such as rip rap strips and detention ponds shall be constructed downstream of all culverts, storm drain outlets, and subdrain outlets.	Applicable		GEO-12
SFVSP	Runoff diversion structures such as inlet pipes and brow ditches shall be constructed where appropriate to minimize runoff flow downgraded slopes.	Applicable		GEO-13
HYDROLOGY/WATER QUALITY				
McCrink Ranch Subdivision	Prior to approval of final maps, prior to issuance of grading permits or improvement plans in lieu of grading permits, additional studies shall be	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map. The project would not affect	N/A

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
	<p>conducted to evaluate the stability and water retention capabilities of the existing earth dams located on the McCrink property. Remedial grading or other measures recommended as a result of these studies shall be incorporated into the final grading and construction plans for the McCrink subdivision. Processing and approval by the Division of Safety of Dams (DOSD) shall be required prior to any modification, repair, or removal operations for those dams falling under DOSD jurisdiction. A qualified geotechnical consultant shall be retained during grading operations to ensure that the recommendations developed during the dam stability studies are properly implemented.</p>		<p>earth dams occurring within the McCrink Subdivision Tentative Map.</p>	
<p>McCrink Ranch Subdivision</p>	<p>All drainage control systems and facilities shall be designed to accommodate the 100-year storm discharges computed for the proposed development by Chang (1994).</p>	<p>Applicable</p>		<p>HYDRO-1</p>
<p>McCrink Ranch Subdivision</p>	<p>A maintenance plan shall be prepared for the equestrian center to preclude potential water quality impacts associated with animal wastes. This plan shall include consultation with the RWQCB and the SDCDEH as necessary in the measures described below. Horses shall be restricted from streambed access except at designated crossing points. All stables shall be cleaned at least once daily. Animal wastes shall be disposed of in an approved location, pursuant to recommendations by the RWQCB. Specifically, no animal wastes shall be disposed of within or near enough to any water course such as to constitute a potential water quality concern.</p>	<p>N/A</p>	<p>The project site does not contain the equestrian center</p>	<p>N/A</p>

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SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
	<p>The maintenance plan shall be submitted to the RWQCB and the SDCDEH for approval prior to implementation.</p> <p>A golf course maintenance plan shall be submitted to the San Diego RWQCB and the SDCDEH as part of the final project design for the proposed McCrink development. The golf course maintenance shall include the same measures listed under the golf course maintenance plan for the proposed Balcor subdivision.</p>			
SFVSP	Soil stockpiles and exposed (graded) slopes shall be covered with plastic sheeting where feasible during inclement weather conditions.	Applicable		HYDRO-2
SFVSP	Drainage control devices shall be constructed to direct surface water runoff away from slopes and other graded areas; hay bale barriers or sandbags shall be placed along the toes of graded slopes to help control and reduce sedimentation during grading operations.	Applicable		HYDRO-3
SFVSP	Disturbed slopes shall be immediately seeded with groundcover vegetation.	Applicable		HYDRO-4
SFVSP	Disturbance to existing vegetation and slopes shall be minimized; the angle of constructed slopes shall also be minimized where feasible.	Applicable		HYDRO-5
SFVSP	Silt curtains shall be placed around construction areas to protect natural drainage channels from sedimentation.	N/A	Project site has been graded as part of the approved McCrink Ranch Subdivision Tentative Map. There are no natural drainage channels on or adjacent to the project site.	N/A
SFVSP	Construction and grading shall be avoided during periods of inclement weather.	Applicable		HYDRO-6
SFVSP	Graded areas and temporary (haul) roads shall be sprayed with water during construction to control fugitive dust.	Applicable		HYDRO-7

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SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
SFVSP	Temporary sedimentation/desilting basins shall be constructed where needed during grading activities to minimize the amount of sediment entering existing drainages onsite and offsite.	Applicable		HYDRO-8
SFVSP	Irrigation requirements on graded slopes and golf course areas shall be reduced through means such the use of low-pressure sprinkling systems and conducting irrigation operations to minimize runoff and evaporation losses.	Applicable		HYDRO-9
SFVSP	Prior to approval of final grading and project plans, a drainage control plan shall be prepared by a qualified geotechnical or hydrological consultant. Recommendations on the type, design, and location of temporary and permanent drainage facilities shall be incorporated into the final project design.	Applicable		HYDRO-10
SFVSP	Drainage channels shall be unlined wherever feasible to allow infiltration of site-related runoff.	N/A	The project does not include construction of drainage channels.	N/A
SFVSP	Energy dissipating structures such as rip rap strips and detention ponds shall be constructed downstream of all culverts, storm drain outlets, and subdrain outlets, where surface water runoff from drainage facilities enters natural drainages.	Applicable		HYDRO-11
SFVSP	Runoff diversion structures such as inlet pipes and brow ditches shall be constructed where appropriate to minimize runoff flow downgraded slopes.	Applicable		HYDRO-12
SFVSP	Source control practices shall be implemented that would reduce the amount and likelihood of contaminants coming into contact with surface runoff. Examples of source control practices include covering outdoor facilities that contain potential contaminants; encouraging proper use and disposal of pesticides, herbicides, and	Applicable		HYDRO-13

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
	fertilizers; controlled methods, application rates, and application frequency of these chemicals; encouraging alternative methods for controlling insects and weeds using, physical, biological, and lower-toxicity methods; and handling, recycling and disposing of chemicals in a safe, proper manner.			
SFVSP	Prior to approval of the final project plans, a spill prevention and control plan shall be developed for activities that require the use of hazardous materials such as fuels, fertilizers, pesticides, herbicides, cleaners, etc.	Applicable		HYDRO-14
SFVSP	The following ongoing measure would be required to reduce potential TDS impacts related to the use of reclaimed water for irrigation if the reclaimed water exceeds TDS objectives or does not employ nutrient removal: Monitoring for TDS and nutrient levels shall be performed on a regular basis and the results submitted to the San Diego RWQCB. If the levels exceed wastewater discharge requirements for the use of reclaimed water, the discharge must cease until proper treatment has been accomplished or the reclaimed water has been diluted to lower TDS concentrations to meet the requirements.	Applicable		HYDRO-15
SFVSP	Mitigation measures employed during grading, and on a permanent basis, to minimize runoff and associated erosion and sedimentation shall be incorporated into the final grading plans, pending approval by the County.	Applicable		HYDRO-16
SFVSP	Impacts to surface water quality from contaminated runoff shall be mitigated through the use of best management practices. These	Applicable		HYDRO-17

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
	measures provide for percolation of storm water runoff through soil or vegetation prior to discharge into natural channels. Possible measures include the following: unlined drainage channels, grassed swales along streets, and the sides of storm drain channels. Final stormwater design plans shall include measures to prevent the "first flush" (i.e., the first ½ inch) of rainfall from flowing directly into natural onsite or offsite drainages. Such measures include infiltration trenches or basins, and riparian strips.			
NOISE				
SFVSP	As part of Major Use Permit approval for the neighborhood commercial site, a site-specific noise analysis will be required for each commercial land use as they are proposed to ensure compliance with the County noise ordinance.	Applicable		NOISE-1
PUBLIC SERVICES AND UTILITIES				
SFVSP	Fire Protection Service. As a condition of discretionary approvals, each project applicant shall be required to obtain a "will serve" letter from the Rancho Santa Fe Fire Protection District. Discretionary approvals shall not be granted until the size, timing, and funding of a fire station on the SPA is accepted by the Rancho Santa Fe Fire Protection District. In compliance with Policy PF-4.1 of the Specific Plan, no discretionary permits will be approved in the Santa Fe Valley SPA until a Fire Management Plan is approved by the Rancho Santa Fe Fire Protection District, California Department of Forestry, U.S. Fish and Wildlife Service, the San Dieguito River Park Joint Powers Authority, and other participating agencies.	Applicable		PSU-1

SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
SFVSP	Schools. All tentative map applicants and other discretionary permit applicants, as part of the Specific Plan, will be required to obtain secured mitigation agreements, in accordance with County Ordinance 7966, with each of the affected school districts (Poway, Solana Beach, and San Dieguito). These agreements will include a combination of mitigation such as property dedication, construction of schools, and/or payment of mitigation impact fees in order to alleviate any project impacts. As a condition of tentative map approval, the secured mitigation agreements must be signed by the applicant and school districts and submitted to the County of San Diego. Beyond compliance with County Ordinance 7966 and construction of the proposed school facilities, no additional mitigation is required.	N/A	The project does not proposed residential uses that would generate school-aged children.	N/A
TRAFFIC/CIRCULATION				
SFVSP	The Santa Fe Valley project proponents shall fund the construction of a southbound ramp lane at Camino del Norte to I-15 to the satisfaction of Caltrans at the Phase II development phase.	N/A	Completed.	N/A
SFVSP	The Santa Fe Valley project proponents shall contribute their fair share to fund traffic improvements on Rancho Bernardo Road between West Bernardo Drive and I-15 per the City of San Diego Facilities Financing Program. Fair share shall be based on the project's total 24-hour ADT as a percentage of the improvement costs.	N/A	Completed.	N/A
SFVSP	The Santa Fe Valley project shall contribute its fair share to fund a grade-separated interchange at Camino del Norte and Bernardo Center Drive per the City of San Diego's Facilities Financing Program. Fair share shall be based on the	N/A	Completed.	N/A

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SFVSP or McCrink Ranch Subdivision Tentative Map	Mitigation Measure Applicable to the McCrink Ranch Subdivision Tentative Map	Applicability	Rationale	Addendum Mitigation Measure Number
	project's total 24-hour ADT as a proportion (percent) of total cost of improvements.			
SFVSP	The Santa Fe Valley project shall contribute its fair share to fund interchange improvements at Camino del Norte ramps at I-15 per the California Department of Transportation (Caltrans) Project Study Report (Caltrans 1992). These consist of improvements to the northbound offramp and southbound onramp to I-15 at Camino del Norte, and the eastbound lane at the I-15 underpass. Fair share shall be based on Santa Fe Valley's ADT contribution to the subject interchange as a proportion (percent) of the total cost of improvements. If the southbound ramp lane to I-15 funded at Phase II is considered by the City and Caltrans as Santa Fe Valley's fair share contribution to this interchange, no further funding contribution shall be required.	N/A	Completed.	N/A

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
BELMONT VILLAGE SENIOR LIVING
PDS2022-MUP-22-004; PDS2022-ER-95-08-021WXZ**

August 25, 2023

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Conformance Statement Dated March 23, 2023.

III. GROUNDWATER ORDINANCE – Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The project does not propose the use of groundwater and will obtain water services from the Olivenhain Municipal Water District in accordance with the water facility availability form provided for the project.

IV. RESOURCE PROTECTION ORDINANCE – Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

A Floodway or Floodplain fringe does not exist on the project sites subject to the proposed Major Use Permit Modification. Construction associated with the project will not be located within a Floodway or Floodplain fridge. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). The project does not propose construction in steep slopes. All slopes on the property located along the southern boundary will be retained. The Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife

corridor. No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs, it has been determined that the project site does not contain any archaeological resources. The majority of the project sites have been previously graded and cleared. In order to ensure that previously unrecorded resources are not impacts, the Project is conditioned to perform archaeological monitoring during earth-disturbing activities. As such, the project complies with the RPO.

V. STORMWATER ORDINANCE (WPO) – Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

NO

NOT APPLICABLE

Discussion:

The project Storm Water Quality Management Plan has been reviewed and has been found to be complete and in conformance with the WPO. Several of the project sites have received approval for previous Storm Water Quality Management Plans.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

NO

NOT APPLICABLE

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The Project consists of the development of a 200-unit Group Care Facility. The project is subject to the Noise Ordinance that regulates the operational and temporary construction noise. The operations of the Project do not consist of loudspeakers or noise sources such as events which would expose nearby sensitive receptors to an increase in ambient noise levels. The project is also subject to the County Noise Element. The Noise Elements prohibit the implementation of a project that can result in an exposure of any on-or off-site, existing or reasonably foreseeable future Noise Sensitive Land Use (NSLU) to exterior or interior noise in excess of the noise standards.

The project is also subject to the County Noise Ordinance which regulates temporary project related noise sources. Temporary construction noise is a 75 dBA eight-hour average requirement at the boundary of any occupied property, specifically any existing residences. Based on the Noise Analysis for the Project, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). In addition, construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75 dB between the hours of 7 AM and 7 PM. No blasting or rock crushing is anticipated during the grading operations.

In addition, the project traffic contributions on nearby roadways were determined to result in less than significant for the off-site direct and cumulative impacts. Traffic would not result in a substantial contribution to the existing noise levels along any impacted nearby roadways pursuant to the County Noise Guidelines. Based on the Traffic study, the project would generate a maximum of 510 Average Daily Trips (ADT), which is expected to not result in the exposure of on-or off-site, existing or foreseeable future noise sensitive land uses to noise levels that exceed the noise standards. With the project design layout and Project Design Features (PDF), the project complies with the Noise Ordinance and Noise Elements.

Attachment D – Environmental Findings

BELMONT VILLAGE SENIOR LIVING

**PDS2022-MUP-22-004;
PDS2022-ER-95-08-021WXZ**

**ENVIRONMENTAL FINDINGS
August 25, 2023**

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- 1) Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2022-ER-95-08-021WXZ was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously certified EIR dated December 1995, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the EIR was adopted as explained in the Environmental Review Update Checklist dated August 25, 2023.

- 2) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
- 3) Find that the project is consistent with the Multiple Species Conservation Plan (MSCP), the County Subarea Plan and the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Findings dated March 23, 2023, on file with Planning & Development Services as Environmental Review Number PDS2022-ER-95-08-021WXZ.
- 4) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, Section 67.801 et seq.).

**MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT
TAKE AUTHORIZED DESIGNATED LANDS**

**Belmont Village Senior Living, PDS2022-MUP-22-004
APN(s) 267-061-31-00**

March 23, 2023

The project proposes development on land identified as “Take Authorized” within the Multiple Species Conservation Program (MSCP). Areas designated as Take Authorized were evaluated by the County, the US Fish and Wildlife Service, and the California Department of Fish and Wildlife during development of the MSCP and approval of the Biological Mitigation Ordinance (BMO). Compensation for impacts to biological resources in Take Authorized Areas has already been built into the MSCP conservation process and no further mitigation is required. Projects proposed in Take Authorized Areas are exempt from the BMO [Section 86.503(a)(4)] but must conform to the MSCP County Subarea Plan. Based on the following findings, the project has been found to adequately conform to the County Subarea Plan and has met all requirements under the MSCP.

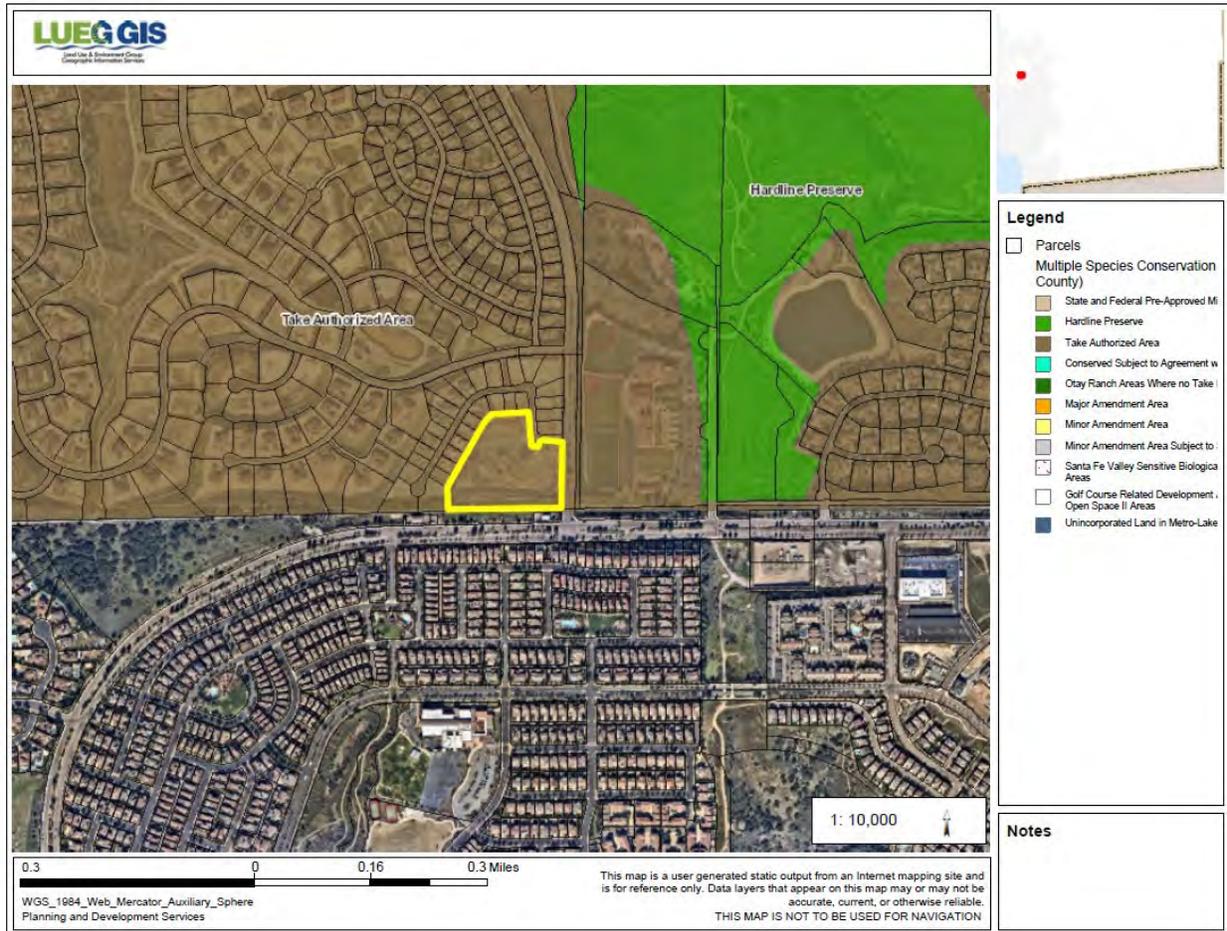
1. The project has been identified in the San Diego County Subarea Plan Figure 1-2 as a “Take Authorized Area”.

The project has been identified as a “Take Authorized Area” in the San Diego County Subarea Plan (Figure 1-2 of the Subarea Plan). The attached map depicts the project location in relation to MSCP areas designated as “Take Authorized” and “No Take Authorized/Preserved”.

2. The project has been designed to conform with the requirements of the Lake Hodges segment of the San Diego County Subarea Plan.

The project proposes to develop a residential care facility for the elderly with up to 200 units of independent living, assisted living, and memory care. The proposed project is within the Santa Fe Valley Specific Plan area. This Specific Plan included the preservation of 1,411 acres of open space, which is now identified as “No Take Authorized/Preserved” on the County Subarea Plan map. The project does not propose development within these “Preserved” areas and will restrict all direct and indirect impacts to “Take Authorized” areas. Furthermore, the project does not propose land uses adjacent to the Preserved land other than those allowed in Section 1.10 of the County Subarea Plan. Based on the above information, the project has been designed to conform to the requirements of the County Subarea Plan.

MSCP Designation



Attachment E – Public Documentation



County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT REVIEW**
ZONING DIVISION

Record ID(s): _____

Project Name: _____

Project Manager: _____

Project Manager's Phone: _____

Scope of Review:

Board Policy I-1 states; "groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community." Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager.

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.



County of San Diego, Planning & Development Services
COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT RECOMMENDATION
ZONING DIVISION

Record ID(s): _____

Project Name: _____

Planning/Sponsor Group: _____

Results of Planning/Sponsor Group Review

Meeting Date: June 9, 2022

A. Comments made by the group on the proposed project.

The project developer made a detailed presentation, followed by extensive questions from the audience and the planning group members. Following the discussion, a motion to approve with conditions was made, seconded and approved.

B. Advisory Vote: The Group [X] Did [] Did Not make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

- MOTION: [] Approve without conditions
[X] Approve with recommended conditions
[] Deny
[] Continue

VOTE: 7 Yes 0 No 0 Abstain 6 Vacant/Absent

C. Recommended conditions of approval:

See attached

Reported by: Philip Fisch Position: Planning Group Vice Chair Date: 6/14/22

Please email recommendations to BOTH EMAILS; Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov



Belmont Village Conditions

1. Height – The maximum height of 50 feet is well beyond the usual height and above the 35-foot height limit currently allowed on this lot. While the hill on the property will screen the height from most passing vehicles, it will be clearly visible to cars approaching the property from the east and especially visible to surrounding property owners. We are also concerned about light emanating from the highest point of the property and being visible at night. We strongly recommend that the height be lowered and lighting from the peak areas be eliminated.
2. Security – We recommend that a security analysis be performed and that a fence or other barrier be installed around the property, limiting walking access to the subdivision through Belmont Village
3. Lighting – We recommend that a lighting study be conducted to ensure that the property complies with the Dark Sky policy in our area and up lighting not be allowed.
4. Windows on tower – We recommend that the design of the tower be changed to minimize the number of windows.

PUBLIC NOTICE

SAN DIEGUITO PLANNING GROUP

P.O. Box 2789, Rancho Santa Fe, CA, 92067

7:00 pm, Thursday, June 9, 2022

Agenda --- 'VIRTUAL' MEETING

Place of Meeting: Go to ZOOM Meeting Website (Invitation Link):

<https://us02web.zoom.us/j/84511840599?pwd=K1U1Wm5yS3d3RVQ1Wkdrd3pyODhSdz09>

Meeting ID Number: **845 1184 0599**

Meeting Passcode: **763727**

You can access the County's digital document search engine by visiting

<http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html>

Matters on the agenda are NOT necessarily heard in the order listed. Continuances, if any, will be announced at the start of the meeting or may be contained in a final agenda. Time devoted to an item will vary depending on its complexity, importance to the group and public, and the length of the agenda

NOTE: Please complete a speaker slip if you wish to speak on an issue. (Including Open Forum)

1. CALL TO ORDER: - PLEDGE OF ALLEGIANCE
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members in advance of meeting for initials/comments. Vote to be called at meeting.
4. OPEN FORUM
5. GENERAL PLANNING ITEMS:
 - A. **Board of Supervisors VMT Implementation Analysis in Unincorporated Region** – review, discuss and formulate comments for submitting SDPG response to the BOS. Link below to maps indicating unincorporated County TAZs which meet infill definition and TAZs Adjacent to Infill Areas including the San Dieguito Planning area. SDPG Member: Doug Dill, 760-420-7909.
BOS VMT Options Memorandum:
<https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80e1e7a3>
BOS VMT Options Infill Area Maps:
<https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80e1e79e>
Continue to June 2022 SDPG Meeting
 - B. **Surf Cup/Polo Fields/Horse Park** – Status on current Surf Cup (over use) activities/status not in compliance with property title usage overlay, and related developments with adjacent 22nd DAA Horse Park. SDPG Lead: Beth Nelson, 858-765-2322.
 - C. **SANDAG VMT (Vehicle Miles Traveled) Tax Proposal** – possible discussion on updates to this issue. SDPG Planner: Sharon Fogg, 858-945-6856

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- D. **DPW Capital Project List** – submit SDPG’s list to DPW. SDPG Member: Doug Dill, 760-420-7909.
- E. **DPW Road Repaving List** – submit SDPG’s list to DPW. SDPG Member: Doug Dill, 760-420-7909.
- F. **Goodson Apartment Proposal in City of Encinitas.** Discuss recent re-affirming SDPG position letter sent to BOS, and State AG and legislators. SDPG Member: Doug Dill, 760-420-7909.
6. **MAJOR PROJECTS AND LAND USE ITEMS:**
- A. **PDS2021-AD-21-015 Richmond Residence Barn and Accessory Building Permit.** Proposed new 1,596 sf barn with 1,093 sf accessory dwelling unit. Project location: 5371 La Glorieta, Rancho Santa Fe, CA 92067, Closest cross street: Linea del Cielo; APN: 268-111-13-00. Applicant Representative: Maxwell Wuthrich (B+W Architect) 858-756-1788; PDS Planner: Nathan Kaling, 619-323-5507; SDPG Member: Laurel Lemarie, 858-756-2835
Continue to June 2022 SDPG Meeting
- B. **PDS2021-STP-21-034 Niedernhofer Residential Guest House Site Plan.** 600 sq. ft. Guest House with deck. Location: 4733 Vista De La Tierra Del Mar, CA. 92014; APN: 302-032-15-00. Applicant Contact: Jim Dyjak, 619-244-3085; PDS Planner: Lauren Yzaguirre, 619-323-7021; SDPG Member: Don Willis, 858-481-6922.
Continued to June 2022 SDPG Meeting
- C. **PDS2021-VAR-92-001W1 Variance, Fuglesang-Vadakan Residence.** Applicant requesting a reduction in the front yard setback from 100 feet to approximately 96 feet for an addition to an existing single-family dwelling into the front yard setback. The property currently contains a guest house in the front yard setback which will be demolished to allow for an addition to the single-family dwelling. The proposed addition will encroach into the front yard setback less than the existing guest house. Project location: 6605 La Valle Plateada, RSF, CA 92067; APN: 266-320-50-00. Access would be provided via an existing private driveway connected to a private road easement connected to La Valle Plateada. Applicant Representative: Doug Mansfield, 949-218-0408; PDS Planner: Lauren Yzaguirre, 619-323-7021; SDPG Member: Laurel Lemarie, 858-756-2835.
Continued to June 2022 SDPG Meeting
- D. **PDS2022-MUP-22-004 Belmont Village Senior Living Facility.** A proposal to develop a fully licensed residential care facility for the elderly (RCFE) with up to 200 units of independent living, assisted living and memory care with associated site improvements on a 7.1 acre site within the Santa Fe Valley Specific Plan. NW Corner of Camino del Sur & Old Course Road, APN: 267-061-31-00. Applicant Contact: Andrew Gerber, 619-455-9846; PDS Planner: Sean Oberbauer, 619-323-5287; SDPG Member(s): Phil Fisch, 858-592-6758, Jennifer Callow, 760-271-9600.
Continued to JUne 2022 SDPG Meeting
- E. **PDS2021-AD-21-024 Tree Residence Accessory Building Permit** – Revised plan with 3563 sq. ft. basement removed. Site located at 6415 Primero Izquierdo, Rancho Santa Fe, CA 92091, APN: 265-432-04-00, closest cross street: Lago Vista. Proposed new 6426 sq ft 2-story structure with 2987 sq ft of garage, storage and 576 lobby sq ft on the first floor; 2863 sq ft of guest and rec area on the second floor. Applicant Contact: Mark Radford/Karl Voigtlander, 760-519-9008; PDS Planner: Hunter McDonald, 619-323-8864; SDPG Member: Joe Zagara, 858-756-4211.
- F. **PDS2022-MUP-03-087W1M17 New ‘Teaspoon’ store signs at 4S Towne Center.** Two illuminated wall signs located at 10550 Craftsman Way #183, San Diego, CA 92127, APN: 678-670-01-00. Owner: 4S Regency Partners, 858-847-4600; PDS Planner: Bruno Galvao Cavalieri, 619-323-8950; SDPG Member: Jennifer Callow, 760-271-9600.

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- G. **PDS2021-AD-21-008 Administrative Permit, Molnar Fence Modification.** Discuss updates since September 2021 SDPG recommendation vote concerning this Administrative Permit. Site location: 4722 Sun Valley Road, Del Mar, CA 92014; APN: 302-202-1100. Applicant: Dave and Lisa Molnar, 858-442-1599; Applicant's Representative: Derek Berg, 760-390-0007; PDS Planner: Michael Johnson, 619-952-2873; SDPG Member: Don Willis, 858-481-6922
Continue to June 2022 SDPG Meeting
- H. **PDS2021-TPM-20975R - Lang Revised Tentative Parcel Map.** Located at Trailside Road, San Diego 92127 (off Artesian Trail), APN: 267-142-09-00. Applicant: Anthony Lang, 858-337-4933; Applicant's Contact: Carolina Johnson, San Dieguito Engineering, 858-345-1277; PDS Planner: Rachael Lindebrekke, 619-323-7872; SDPG Member: Phil Fisch, 858-592-6758, Jennifer Callow, 760-271-9600.
- I. **PDS2022-MUP-22-007 Kid Ventures pre-school conversion MUP.** Kid Ventures/Grace All-Star Academy indoor family recreation center for children ages 1-8 existing facility/operations conversion to a pre-school ages 2-5. Located at 10760 Thornmint Road, San Diego, CA 92127, APN: 678-292-19-00. Owner: Darren Solomon, 858-663-1639; Project Contact: Terry Strom, 951-970-7995; PDS Planner: Mary Piscitelli, 619-629-6849; SDPG Member: Jennifer Callow, 760-271-9600.
Continue to July 2022 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members:
Secretary position OPEN
SDPG member seats #8, #10 and #13 are OPEN.
- E. Supply orders and reimbursement of expenses.

NOTE: The San Dieguito Planning Group currently has THREE vacancies; Seat #8, Seat #10 and Seat #13. If you wish to become a member of the SDPG, please provide the chair with your current resume and plan to attend 2 or 3 meetings in advance of processing your application for membership.

Future Meeting Dates: 06/09/2022 07/14/2022 08/11/2022 09/08/2022 10/13/2022 11/10/2022

Doug Dill, Chair	760-420-7909	e-mail: theddills@att.net
Phil Fisch Vice-Chair	858-592-6758	e-mail: philipfisch@gmail.com
Secretary (OPEN)		

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SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067
7:00 pm, Thursday, June 9, 2022
MEETING MINUTES

1. CALL TO ORDER: - 7:04 PM
Attendees: L. Lemarie, B. Nelson, D. Dill, P. Fisch, J. Callow, J. Zagara, S. Williams
Absent: S. Fogg, N. Christenfeld, D. Willis
Potential New Member: Mark Benjamin

2. AGENDA REVIEW

3. APPROVAL OF MINUTES: May 2022 Meeting Minutes –
MOTION (D. Dill) - approve as presented.
SECOND: L. Lemarie
VOTE: Yes-7, No-0, Absent-3, Vacancy-3

4. OPEN FORUM
D. Dill: An Eden Valley project came before the SDPG in 2015, PDS2015-HLP-15-002 Habitat Loss Permit for a “Private Horse Keeping and Grape Planting” facility. The parcels located at the north end of County Club Drive at the boundary with the City of Escondido, APN: 228-400-15, 228-400-16 and 228-400-22. The owner, Brendan Thiessen, Harmony Grove Partners LP is now initiating the annexation process into the City of Escondido for a proposed industrial-business park.
J. Strang (audience) – Provided review of Tuesday and Wednesday Board of Supervisor meetings. Topic of interest at Tuesday’s meeting was a BOS proposal for a Cannabis Business Tax.

5. GENERAL PLANNING ITEMS:
 - A. **Board of Supervisors VMT Implementation Analysis in Unincorporated Region** – review, discuss and formulate comments for submitting SDPG response to the BOS. Link below to maps indicating unincorporated County TAZs which meet infill definition and TAZs Adjacent to Infill Areas including the San Dieguito Planning area. SDPG Member: Doug Dill, 760-420-7909.
BOS VMT Options Memorandum:
<https://bosagenda.sandiegocounty.gov/cob/cosd/cob/doc?id=0901127e80e1e7a3>
BOS VMT Options Infill Area Maps:
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Continue to July 2022 SDPG Meeting

 - B. **Surf Cup/Polo Fields/Horse Park** – Status on current Surf Cup (over use) activities/status not in compliance with property title usage overlay, and related developments with adjacent 22nd DAA Horse Park. SDPG Lead: Beth Nelson, 858-765-2322.
B. Nelson – The Fairbanks Polo Club HOA is in the process of voting an assessment of members to proceed with a lawsuit against the City of San Diego for not following the Grant Deed Terms. Ag District Horse Park facility’s new operator starts in 2023.

 - C. **SANDAG VMT (Vehicle Miles Traveled) Tax Proposal** – possible discussion on updates to this issue.
SDPG Planner: Sharon Fogg, 858-945-6856
Continue to July 2022 SDPG Meeting

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- D. **DPW Capital Project List** – submit SDPG’s list to DPW. SDPG Member: Doug Dill, 760-420-7909.
 MOTION (D.Dill): Recommend submittal as presented.
 SECOND: L. Lemarie
 VOTE: Yes – 7, 0 – No, 0 – Abstain, 3 - Absent, 3 - Vacancy
- E. **DPW Road Repaving List** – submit SDPG’s list to DPW. SDPG Member: Doug Dill, 760-420-7909.
 MOTION (D.Dill): Recommend submittal as presented.
 SECOND: B. Nelson
 VOTE: Yes – 7, 0 – No, 0 – Abstain, 3 - Absent, 3 - Vacancy
- F. **Goodson Apartment Proposal in City of Encinitas.** Discuss recent re-affirming SDPG position letter sent to BOS, and State AG and legislators. SDPG Member: Doug Dill, 760-420-7909.
B. Nelson – an insignificantly scaled down project was presented the last night’s Encinitas city Council meeting. The City defended the state mandates requiring high-density housing. No local support. One of the adjacent neighbors, an existing nursery school using the same common driveway concerned that the driveway will not safely support additional apartment complex traffic volume. Fire safety continues to be the primary concern to the surrounding rural residential communities within the City of Encinitas and RSF. At this point, lawsuits appear to be the only recourse.

6. MAJOR PROJECTS AND LAND USE ITEMS:

- A. **PDS2021-AD-21-015 Richmond Residence Barn and Accessory Building Permit.** Proposed new 1,596 sf barn with 1,093 sf accessory dwelling unit. Project location: 5371 La Glorieta, Rancho Santa Fe, CA 92067, Closest cross street: Linea del Cielo; APN: 268-111-13-00. Applicant Representative: Maxwell Wuthrich (B+W Architect) 858-756-1788; PDS Planner: Nathan Kaling, 619-323-5507; SDPG Member: Laurel Lemarie, 858-756-2835
 L. Lemarie – there was an existing ADU rental at the main house. The County was unable to confirm that the existing ADU was abandon in order to allow for a new ADU located as part of the new oversized barn.
 MOTION (L. Lemarie): Recommend approval only after existing ADU at main house is deemed permanently uninhabitable.
 SECOND: B. Nelson
 VOTE: Yes – 7, 0 – No, 0 – Abstain, 3 - Absent, 3 - Vacancy
- B. **PDS2021-STP-21-034 Niedernhofer Residential Guest House Site Plan.** 600 sq. ft. Guest House with deck. Location: 4733 Vista De La Tierra Del Mar, CA. 92014; APN: 302-032-15-00. Applicant Contact: Jim Dyjak, 619-244-3085; PDS Planner: Lauren Yzaguirre, 619-323-7021; SDPG Member: Don Willis, 858-481-6922.
Continued to July 2022 SDPG Meeting
- C. **PDS2021-VAR-92-001W1 Variance, Fuglesang-Vadakan Residence.** Applicant requesting a reduction in the front yard setback from 100 feet to approximately 96 feet for an addition to an existing single-family dwelling into the front yard setback. The property currently contains a guest house in the front yard setback which will be demolished to allow for an addition to the single-family dwelling. The proposed addition will encroach into the front yard setback less than the existing guest house. Project location: 6605 La Valle Plateada, RSF, CA 92067; APN: 266-320-50-00. Access would be provided via an existing private driveway connected to a private road easement connected to La Valle Plateada. Applicant Representative: Doug Mansfield, 949-218-0408; PDS Planner: Lauren Yzaguirre, 619-323-7021; SDPG Member: Laurel Lemarie, 858-756-2835.
Continued to July 2022 SDPG Meeting
- D. **PDS2022-MUP-22-004 Belmont Village Senior Living Facility.** A proposal to develop a fully licensed residential care facility for the elderly (RCFE) with up to 200 units of independent living, assisted living and memory care with associated site improvements on a 7.1 acre site within the Santa Fe Valley Specific Plan. NW Corner of Camino del Sur & Old Course Road, APN: 267-061-31-00. Applicant Contact: Andrew Gerber,

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619-455-9846; PDS Planner: Sean Oberbauer, 619-323-5287; SDPG Member(s): Phil Fisch, 858-592-6758, Jennifer Callow, 760-271-9600.

Tom Harbrecht (Applicant Rep) – introduced family ownership history and its relationship within the approved Santa Fe Valley Specific Plan that allowed a RCFE located on the parcel at the community entry guardhouse located at the southern entrance to The Lakes subdivision (Planning Area III). The SPA EIR specified 39 ft. 3-story structures.

Andrew Gerber (Applicant Rep) – provided project general description, primary access via Old Course Road, new service entrance before Gate House.

SDPG Comments:

P. Fisch – 50 ft tall towers are problematic in terms of height and scale; would recommend a height reduction. Appears view from Camino Del Sur is largely unobstructed.

L. Lemarie – minimize (shielded downward) or eliminate altogether tower exterior lighting. Design all exterior lighting to SFV SPA dark sky policy best practices.

J. Zagara – Recommend restricting tower heights to 39 feet.

D. Dill – Constructed a dedicated left-hand turn lane into the 'new' service entrance before the gate house to encourage most visitor traffic to use driveway before the gate house.

B. Nelson – also concerned about tower height and exterior lighting. Security at service (spur) driveway?

Community Comments:

Paul Lebidine (HOA Rep) – Applicants have been accommodating 'best they can'; primary concern to keep traffic out of the residential neighborhood and provide additional guard gate house resources.

Mikail Lotia – Will there be a security fence along the service easement between the existing residential neighbors and the RCFE project? And a security gate at the neighborhood side spur street after the gate house?

Mike Johnson – Support height restriction of towers; 50 ft too high.

Sabrina Singh Upral – What is the south gate house connection mitigation?

Andrew Gerber (Applicant Rep) – Need to look into fence and gate questions, no specific renderings not available yet. The service entrance before the gate is intended to minimize drivers using the gate house access. The are functional elements to the towers (such as staircase to roof) that need to be kept into consideration when determining the minimum height of the towers.

P. Fisch – SDPG discussion before motion; main items: 1.) tower height, 2.) exterior lighting, 3.) security fencing - need more plan development referencing these items.

B. Nelson – Tower interior lighting, minimize/restrict exterior spillage.

S. Williams – Lighting question with towers, eliminate lighting that strictly decorates towers.

MOTION (P. Fisch): Recommend approval with following conditions:

Height – The maximum height of 50 feet is well beyond the usual height and above the 35-foot height limit currently allowed on this lot. While the hill on the property will screen the height from most passing vehicles, it will be clearly visible to cars approaching the property from the east and especially visible to surrounding property owners. We are also concerned about light emanating from the highest point of the property and being visible at night. We strongly recommend that the height be lowered and lighting from the peak areas be eliminated.

Security – We recommend that a security analysis be performed and that a fence or other barrier be installed around the property, limiting walking access to the subdivision through Belmont Village

Lighting – We recommend that a lighting study be conducted to ensure that the property complies with the Dark Sky policy in our area and up lighting not be allowed.

Windows on tower – We recommend that the design of the tower be changed to minimize the number of windows.

SECOND: D. Dill

VOTE: Yes – 7, 0 – No, 0 – Abstain, 3 - Absent, 3 - Vacancy

- E. **PDS2021-AD-21-024 Tree Residence Accessory Building Permit** – Revised plan with 3563 sq. ft. basement removed. Site located at 6415 Primero Izquierdo, Rancho Santa Fe, CA 92091, APN: 265-432-04-00, closest cross street: Lago Vista. Proposed new 6426 sq ft 2-story structure with 2987 sq ft of garage, storage and 576 lobby sq ft on the first floor; 2863 sq ft of guest and rec area on the second floor. Applicant Contact: Mark Radford/Karl Voigtlander, 760-519-9008; PDS Planner: Hunter McDonald, 619-323-8864;

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

SDPG Member: Joe Zagara, 858-756-4211.

Continue to July 2022 SDPG Meeting

- F. **PDS2022-MUP-03-087W1M17 New 'Teaspoon' store signs at 4S Towne Center.** Two illuminated wall signs located at 10550 Craftsman Way #183, San Diego, CA 92127, APN: 678-670-01-00. Owner: 4S Regency Partners, 858-847-4600; PDS Planner: Bruno Galvao Cavalieri, 619-323-8950; SDPG Member: Jennifer Callow, 760-271-9600.
MOTION (J. Callow): Recommend approval as presented.
SECOND: D. Dill
VOTE: Yes – 7, 0 – No, 0 – Abstain, 3 - Absent, 3 - Vacancy
- G. **PDS2021-AD-21-008 Administrative Permit, Molnar Fence Modification.** Discuss updates since September 2021 SDPG recommendation vote concerning this Administrative Permit. Site location: 4722 Sun Valley Road, Del Mar, CA 92014; APN: 302-202-1100. Applicant: Dave and Lisa Molnar, 858-442-1599; Applicant's Representative: Derek Berg, 760-390-0007; PDS Planner: Michael Johnson, 619-952-2873; SDPG Member: Don Willis, 858-481-6922
Continue to July 2022 SDPG Meeting
- H. **PDS2021-TPM-20975R - Lang Revised Tentative Parcel Map.** Located at Trailside Road, San Diego 92127 (off Artesian Trail), APN: 267-142-09-00. Applicant: Anthony Lang, 858-337-4933; Applicant's Contact: Carolina Johnson, San Dieguito Engineering, 858-345-1277; PDS Planner: Rachael Lindebrekke, 619-323-7872; SDPG Member: Phil Fisch, 858-592-6758, Jennifer Callow, 760-271-9600.
P. Fisch – New owner changing from sewer to septic tank.
MOTION (P. Fisch): Recommend approval as presented.
SECOND: J. Zagara
VOTE: Yes – 7, 0 – No, 0 – Abstain, 3 - Absent, 3 - Vacancy
- I. **PDS2022-MUP-22-007 Kid Ventures pre-school conversion MUP.** Kid Ventures/Grace All-Star Academy indoor family recreation center for children ages 1-8 existing facility/operations conversion to a pre-school ages 2-5. Located at 10760 Thornmint Road, San Diego, CA 92127, APN: 678-292-19-00. Owner: Darren Solomon, 858-663-1639; Project Contact: Terry Strom, 951-970-7995; PDS Planner: Mary Piscitelli, 619-629-6849; SDPG Member: Jennifer Callow, 760-271-9600.
Continue to July 2022 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
S. *Williams* – Mysterious order in Harmony Grove Village area. Turns out to be a non-permitted composting operation on Bresa de Loma (off Wilgen Road) catering to restaurant truck waste, that caught fire, spreading the odor. Code enforcement called in.
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
- D. Prospective & returning Planning Group members:
Secretary position OPEN
SDPG member seats #8, #10 and #13 are OPEN.
- E. Supply orders and reimbursement of expenses.

8. 9:50 pm Adjournment

NOTE: The San Dieguito Planning Group currently has THREE vacancies; Seat #8, Seat #10 and Seat #13. If you wish to become a member of the SDPG, please provide the chair with your current resume and plan to attend 2 or 3 meetings in advance of processing your application for membership.

Future Meeting Dates: 07/14/2022 08/11/2022 09/08/2022 10/13/2022 11/10/2022 12/08/2022

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Doug Dill, Chair
Phil Fisch Vice-Chair
Secretary (OPEN)

760-420-7909
858-592-6758

e-mail: theddills@att.net
e-mail: philipfisch@gmail.com

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

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7660 Woodway Drive, Suite 400 | Houston, TX 77063
 T: 713.463.1700 | F: 713.647.9601 | belmontvillage.com

UPDATED SUMMARY OF COMMUNITY OUTREACH EFFORTS
Belmont Village Rancho Santa Fe – PDS2022-MUP-22-004
Updated 6/29/23

The following list summarizes formal meetings, presentations and negotiations conducted by Applicant as part of its community outreach efforts. It is not intended to be a comprehensive list of all phone calls, conversations, impromptu meetings and other ongoing efforts between applicant and the community.

1. In 2021, story poles were erected on the property to depict the maximum allowable height of the project at various distances from the shared property line with homeowners west and north of the property.
2. Presentation to Lakes HOA Board (virtual meeting) – September 16, 2021 – General overview of Belmont Village and the proposed project
3. Presentation to Lakes HOA Board and membership (virtual meeting) – October 6, 2021 – Presentation of proposed project overview to full membership; focused discussion of vehicular traffic with Board
4. Meeting w/ Lakes HOA Board members (in-person meeting @ The Crosby) – February 23, 2022 – detailed discussion re. vehicular traffic
5. Presentation to Lakes HOA Board (virtual meeting) – April 21, 2022 – General overview of project for new HOA Board members
6. Meeting with San Dieguito Community Planning Group (SDCPG) member Phil Fisch and Jennifer Callow (virtual meeting) – April 22, 2022 – Introduction to Belmont Village and provide general project overview
7. Meeting with SDCPG members Phil Fisch and Jennifer Callow (on-site meeting) - May 6, 2022 – Visit to the project site
8. Presentation to San Dieguito Community Planning Group (virtual meeting) – June 9, 2022 – Presented proposed project to the CPG; CPG recommended approval with conditions at the meeting.
9. Meeting with Lakes homeowners (on-site meeting) – June 28, 2022 – project presentation / Q&A for individual Lakes homeowners

10. Meeting with Lakes HOA Board members (virtual meeting) – July 14, 2022 – Discussion of proposed lane/stripping design for employee/service entrance
11. Meeting with Lakes HOA General Manager and head of HOA landscape committee (virtual meeting) – July 15, 2022 – Received feedback from HOA on proposed project landscaping
12. On November 17, 2022 the current landowner (McCrink Land Company) and the Lakes HOA entered into a Shared Use & Maintenance Agreement (SUMA) that provided for the Group Care developer to pay its share of the costs of maintaining private roads within the Lakes. The SUMA was negotiated between Applicant, McCrink Land Company and the HOA over a period of over a year. During this time representatives for all three parties met over a dozen times both in person and virtually to negotiate the agreement. The SUMA runs with the land and McCrink Land Company will assign it to Applicant prior to development of Applicant's project.

1 - 242 City of San Diego Traffic Memo Concurrence

From: [Riley, Heather](#)
To: [Oberbauer, Sean](#)
Cc: [Andrew Gerber AIA \(agerber@belmontvillage.com\)](#); [boarman@llgengineers.com](#); [Amelia Giacalone](#); [Karen L. Ruggels \(karen@klrplanning.com\)](#)
Subject: [External] FW: PTS# 704062 - Belmont Village Access Memo
Date: Wednesday, May 31, 2023 9:42:06 AM
Attachments: [image001.jpg](#)
[BV Access May 2023.pdf](#)

Sean – see below and attached.

Thanks!

Heather

From: Santos, Mary Rose Ann <MCSantos@san diego.gov>
Sent: Wednesday, May 31, 2023 9:40 AM
To: Riley, Heather <hriley@allenmatkins.com>; Amelia Giacalone <giacalone@llgengineers.com>
Cc: Gonsalves, Ann <AGonsalves@san diego.gov>; John A. Boarman <boarman@llgengineers.com>
Subject: RE: PTS# 704062 - Belmont Village Access Memo

Hi Heather,

Thanks for the follow up e-mail. The revised memo dated May 10, 2023 addresses all previous comments and is acceptable.

Thank you,

Mary Rose Santos, TE
Associate Traffic Engineer
City of San Diego
Development Services Department
☎: 619-446-5367
[SanDiego.gov/DSD](#)

Supervisor Name and Title: Ann Gonsalves, Senior Traffic Engineer
Phone: 619-446-5294
E-mail: AGonsalves@san diego.gov

What's the latest? Visit [sandiego.gov/dsd-email](#) to sign up to get the latest news and updates.

What are the current processing times? You can now check on [permit processing timelines](#) for intake and issuing a permit.

CONFIDENTIAL COMMUNICATION

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From: [chun huang](#)
To: [Oberbauer, Sean](#)
Subject: [External] strongly against the residential care facility at NW Corner of Camino Del Sur & Old Course Road (SDC PDS RCVD 03-11-22 MUP22-004)
Date: Tuesday, March 22, 2022 2:20:44 PM

Hello, Mr Oberbauer,

As a owner of properties close to the project for making a new residential care facility for Elderly at NW Corner of Camino Del Sur & Old Course Road, I strongly against this permit request as it potentially may impact the future value of our properties. Please do not approve this request.

Record ID and Date:

SDC PDS RCVD 03-11-22

MUP22-004

Thanks

Chun

From: [Neela Sheth](#)
To: [Oberbauer, Sean](#)
Subject: [External] Record ID SDC PDS RCVD 03-11-22 MUP22-004
Date: Friday, May 27, 2022 8:25:52 AM

Hello,

I am writing to express concerns for an employee, delivery entrance proposed for Belmont Village near the intersection of old Course Road and Camino Del Sur. Currently there is a lot of traffic in that area in the mornings and afternoons for middle school pick up and drop off, and it's the only exit majority of us have to drive to the local schools in the mornings and afternoons.

The traffic on Camino Del Sur with Maranatha private school, which is on the other side of old course road, and entering and exiting the Lakes gate will undoubtedly increase and create unsafe conditions for kids going to schools and parents driving to schools.

I am writing to propose the entrance for Belmont Employees, deliveries and buses be on Camino Del Sur further west from the intersection of old course and camino del sur to evenly spread traffic..

Thank you,
Neela Sheth

Attachment F – Service Availability Forms



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

McCrink Land Co., Attn: Tom Harbrecht (858) 793-5347
 Owner's Name Phone
 PO Box 2688
 Owner's Mailing Address Street
 Del Mar CA 92014
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____
 DISTRICT CASHIER'S USE ONLY

F

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance:
 Boundary Adjustment
 Rezone (Reclassification) from _____ to _____ zone.
 Major Use Permit (MUP), purpose: Group Care Facility
 Time Extension...Case No. _____
 Expired Map...Case No. _____
 Other _____
- B. Residential Total number of dwelling units _____
 Commercial Gross floor area 192,100 SF
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage 7.1 A Total lots 1 Smallest proposed lot _____

Assessor's Parcel Number(s)
 (Add extra if necessary)

267-061-31-00	

Thomas Guide. Page _____ Grid _____
 Unassigned Sunny Summit Drive
 Project address Street
 San Dieguito Community Planning Area 92037
 Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Daniel E Rehm Date: 03/14/2021
 Address: 9707 Waples Street, San Diego, CA 92121 Phone: (619) 997-8172
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Rancho Santa Fe Fire Protection District
 Indicate the location and distance of the primary fire station that will serve the proposed project:
16930 Torrey Rd, San Diego, CA 92127, 1.2 miles

A. Project is in the District and eligible for service.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 3 minutes.
 Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. District conditions are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- Within the proposed project 100' feet of clearing will be required around all structures.
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: _____ Print Name and Title: Marlene Donner Fire Marshal Phone: 8587566007 Date: 6/23/21

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123





County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
 ZONING DIVISION

Please type or use pen

McCrink Land Co., Attn: Tom Harbrecht (858) 793-5347 Owner's Name _____ Phone _____ PO Box 2688 Owner's Mailing Address _____ Street _____ Del Mar CA 92104 City State Zip	ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____ <p style="text-align: right;">S</p> <p style="text-align: center;"><i>DISTRICT CASHIER'S USE ONLY</i></p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

- A. Major Subdivision (TM) Certificate of Compliance: _____
 Minor Subdivision (TPM) Boundary Adjustment
 Specific Plan or Specific Plan Amendment
 Rezone (Reclassification) from _____ to _____ zone
 Major Use Permit (MUP), purpose: Group Care Facility
 Time Extension...Case No. _____
 Expired Map...Case No. _____
 Other _____
- B. Residential Total number of dwelling units _____
 Commercial Gross floor area 192,100 SF
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage 7.1 AC Total lots 1 Smallest proposed lot - _____
- D. Is the project proposing its own wastewater treatment plant? Yes No
 Is the project proposing the use of reclaimed water? Yes No

Assessor's Parcel Number(s)
(Add extra if necessary)

267-061-13-00	

Thomas Guide Page - Grid -
 Unassigned Sunny Summit Drive
 Project address Street
 San Dieguito Community Planning Area 92037
 Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Paula Melendrez, Agent for Owner Date: 03/14/2121
 Address: 9707 Waples Street, San Diego, CA 92121 Phone: (619) 997-8172

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District name Rancho Santa Fe CSD Service area SFV

A. Project is in the District.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and is **not** within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
 Project will not be served for the following reason(s): _____

C. District conditions are attached. Number of sheets attached: _____
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

D. How far will the pipeline(s) have to be extended to serve the project? 0-1,000 ft

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Paula Melendrez Paula Melendrez, Asst GM 760-479-4150 3/16/2021
 Authorized Signature Print Name and Title Phone Date

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

McCrink Land Co., Attn: Tom Harbrecht (858) 793-5347

Owner's Name _____ Phone _____

PO Box 2688

Owner's Mailing Address _____ Street _____

Del Mar CA 92014

City State Zip

ORG _____

ACCT _____

ACT _____ ELEMANTARY _____

TASK _____ HIGH SCHOOL _____

DATE _____ UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. **LEGISLATIVE ACT**

- Rezones changing Use Regulations or Development Regulations
- General Plan Amendment
- Specific Plan
- Specific Plan Amendment

B. **DEVELOPMENT PROJECT**

- Rezones changing Special Area or Neighborhood Regulations
- Major Subdivision (TM)
- Minor Subdivision (TPM)
- Boundary Adjustment
- Major Use Permit (MUP), purpose: Group Care Facility
- Time Extension...Case No. _____
- Expired Map...Case No. _____
- Other _____

C. Residential Total number of dwelling units _____

Commercial Gross floor area 192,100 SF

Industrial Gross floor area _____

Other Gross floor area _____

D. Total Project acreage 7.1 A Total number lots 1

Assessor's Parcel Number(s)
 (Add extra if necessary)

267-061-3100	

Thomas Guide Page _____ - Grid _____ -

Unassigned _____ Sunny Summit Drive _____

Project address _____ Street _____

San Dirguito Community Planning Area _____ 92037

Community Planning Area/Subregion _____ Zip _____

Applicant's Signature: [Signature], agent for owner. Date: 03/14/2021

Address: 9707 Waples Street, San Diego, CA 92121 Phone: (858) 997-8172

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: POWAY UNIFIED

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: DEL SUR ELEMENTARY SCHOOL miles: 1.1

Junior/Middle: OAK VALLEY MIDDLE SCHOOL miles: 3.2

High school: DEL NORTE HIGH SCHOOL miles: 1.3

- This project will result in the overcrowding of the elementary junior/school high school. (Check)
- Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
- Project is located entirely within the district and is eligible for service.
- The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized Signature: [Signature] Planning Technician

Print Name: KARI ZIPP Phone: (858) 679 2570

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

McCrink Land Co., Attn: Tom Harbrecht (858) 793-5347 Owner's Name _____ Phone _____ PO Box 2688 Owner's Mailing Address _____ Street _____ Del Mar CA 92014 City State Zip	ORG _____ W ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____ <p style="text-align: center; font-weight: bold;">DISTRICT CASHIER'S USE ONLY</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SECTION 1. PROJECT DESCRIPTION	TO BE COMPLETED BY APPLICANT										
A. <input type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Specific Plan or Specific Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Boundary Adjustment <input type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone. <input checked="" type="checkbox"/> Major Use Permit (MUP), purpose: <u>Group Care Facility</u> <input type="checkbox"/> Time Extension... Case No. _____ <input type="checkbox"/> Expired Map... Case No. _____ <input type="checkbox"/> Other _____ B. <input type="checkbox"/> Residential Total number of dwelling units _____ <input checked="" type="checkbox"/> Commercial Gross floor area <u>192,100 SF</u> <input type="checkbox"/> Industrial Gross floor area _____ <input type="checkbox"/> Other Gross floor area _____ C. <input checked="" type="checkbox"/> Total Project acreage <u>7.1 AC</u> Total number of lots <u>1</u> D. Is the project proposing the use of groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the project proposing the use of reclaimed water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center; padding: 5px;">Assessor's Parcel Number(s) (Add extra if necessary)</th> </tr> <tr> <td style="width: 50%; padding: 5px;">267-061-31-00</td> <td style="width: 50%;"></td> </tr> <tr> <td style="height: 20px;"></td> <td></td> </tr> <tr> <td style="height: 20px;"></td> <td></td> </tr> <tr> <td style="height: 20px;"></td> <td></td> </tr> </table> <p style="margin-top: 10px;">Thomas Guide Page _____ - Grid _____ - Unassigned Sunny Summit Drive Project address Street San Dieguito Community Planning Area 92037 Community Planning Area/Subregion Zip</p>	Assessor's Parcel Number(s) (Add extra if necessary)		267-061-31-00							
Assessor's Parcel Number(s) (Add extra if necessary)											
267-061-31-00											
Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and <p style="text-align: center; font-weight: bold;">Daniel E. Rehm</p> Applicant's Signature: <u>Rehm</u> <small>DN: cn=Daniel E Rehm, c=US, o=Hunsaker & Associates, email=drehm@hunsakersd.com Date: 2021.08.16 14:07:00 -0700</small> Date: <u>03/11/2021</u> Address: <u>9707 Waples Street, San Diego, CA 92121</u> Phone: <u>(619) 997-8172</u>											
(On completion of above, present to the district that provides water protection to complete Section 2 below.)											

SECTION 2: FACILITY AVAILABILITY	TO BE COMPLETED BY DISTRICT
District Name: <u>Olivenhain MWD</u> Service area <u>Zone D-14</u>	
A. <input checked="" type="checkbox"/> Project is in the district. <input type="checkbox"/> Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation. <input type="checkbox"/> Project is not in the district and is not within its Sphere of Influence boundary. <input type="checkbox"/> The project is not located entirely within the district and a potential boundary issue exists with the _____ District.	
B. <input checked="" type="checkbox"/> Facilities to serve the project <input checked="" type="checkbox"/> ARE <input type="checkbox"/> ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets) <input type="checkbox"/> Project will not be served for the following reason(s): _____	
C. <input checked="" type="checkbox"/> District conditions are attached. Number of sheets attached: <u>4 sheets</u> <input type="checkbox"/> District has specific water reclamation conditions which are attached. Number of sheets attached: _____ <input type="checkbox"/> District will submit conditions at a later date.	
D. <input checked="" type="checkbox"/> How far will the pipeline(s) have to be extended to serve the project? <u>Approx. 120 lf</u>	
This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.	
Authorized Signature: <u>Karen Ogawa</u> Print Name <u>Karen Ogawa</u> Print Title <u>Engineering Project Administrator</u> Phone <u>760-753-6466</u> Date <u>24 August 2021</u>	
NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT On completion of Section 2 and 3 by the District, applicant is to submit this form with application to: Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123	

Board of Directors

Lawrence A. Watt, President
Kristie Bruce-Lane, Vice President
Christy Guerin, Treasurer
Edmund K. Sprague, Secretary
Robert F. Topolovac, Director

1 - 250



General Manager
Kimberly A. Thorner, Esq.
General Counsel
Alfred Smith, Esq.

August 24, 2021

County of San Diego
Planning & Development Services
5510 Overland Ave., Suite 110
San Diego, CA, 92123

Re: Tax Assessors Parcel # 267-061-31-00

Subject: Water Availability Letter / McCrink Land Company
Supplement to County Form 399W

The fee owner, McCrink Land Company (Applicant), has requested the District to provide a Water Availability Letter for the property identified above for a proposed project Applicant described as: 200 unit residential elderly care facility including: subterranean parking, 16 cottages, and amenities requiring a commercial Major Use Permit. This property is in the District and eligible to receive domestic service at this time.

The District has or will have adequate facilities in this area to serve the project. There is or will be capacity in these facilities to serve the proposed project at a minimum of 25 psi pressure at the District's main during normal operating conditions and upon completion of all necessary facilities, including any onsite and offsite water lines, facilities and appurtenances that are required, at the sole discretion of the District. While there is adequate water to serve the project at this time, all water received by the District is imported from other agencies. Accordingly, there is no guarantee that water will be available to serve the project when water is requested. The availability of water depends upon a number of complex factors including annual rainfall, drought periods, the amount of water remaining in storage and environmental and other constraints to the delivery of water. No final decision will be made by the District on the ability to serve water to the project until an application for water service is made by the applicant and approved by the District. At that time, the District will determine whether adequate water is available to serve the project in the District's sole discretion.

Both Water Code §350 and Water Code §71640 grant the District the right to restrict the use of water during any emergency caused by a drought or any other threatened or existing water shortage and to prohibit the use of District water during such periods as the District determines to be necessary. The District may also prohibit the use of District water during any periods for specific uses which it finds to be nonessential. Nothing contained in this water availability letter shall be construed as limiting in any way the legislative discretion of the District to declare an emergency or water shortage and to



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curtail or prohibit the use of water as determined necessary or appropriate by the District to conserve water during droughts or other threatened or existing water shortages. Certain stages of water shortages may result in a prohibition on new water meters.

The District has been requested to furnish a staff estimate, based on current water service conditions, of the availability of water service in this area. This letter is issued for planning purposes and is not a representation, express or implied, that the District will provide any water service at a future date. Commitments to provide water service are made only when an application for water service is made by the applicant and approved by the District and are subject to the applicants compliance with the Districts' fees, charges, rules and regulations, the Environmental Quality Act of 1970, as amended, and the applicants' agreement to construct any required onsite and off site facilities together with the Applicant's providing security as required by the District for construction of those facilities.

The issuance of this Water Availability Letter does not grant the Applicant any water rights. The Applicant does not secure a right to water until application for service is made and approved by the District in its sole discretion, and the Applicant has complied with all requirements of the District.

The failure of the Applicant to pay any fee or charge of the District's when due, or to comply with other requirements of the District, shall entitle the District to unilaterally terminate this Water Availability Letter, and all further rights of the Applicant to water service.

Improvement fees, when applicable, are paid to the District to reserve future water service for the project contingent upon the Applicant paying all fees and charges and complying with all requirements of the District. The payment of all improvement fees by the date they are due is an express condition precedent to any right of the Applicant to receive future water service. The failure of Applicant to make any improvement fee payment by the date it is due shall automatically terminate the right of Applicant to receive future water service and no previous improvement fee payments paid by the Applicant shall be refunded. Reinstatement of the water commitment requires Applicant to remedy any defects or deficiencies and payment of fees and charges applicable, as determined by the District, in its sole discretion.

This commitment to water service availability is conditioned on the following requirements and/or limitations:

1. The District's determination that adequate water is available to serve the project at the time the applicant submits a request for water service to the District.
2. Payment of all improvements fees, as appropriate, when due in accordance with District Ordinance 301, or successor Ordinance, not attached hereto, but incorporated herein by reference.

3. Applicant is required to have a hydraulic analysis done by the District's consulting engineer to ascertain the impact of the project on the District's water system and to determine fire flow availability as required by the Fire Department.
4. Applicant is required to provide all fee and easements as required for construction of onsite and offsite facilities as required by the District, in its sole discretion.
5. Applicant is required to construct all onsite and offsite facilities as required by the District, in its sole discretion.
6. Applicant is required to execute District Agreement for pipeline construction and furnish all necessary documents for insurance, bonding, and pay all District's charges as they are invoiced.
7. In accordance with District Assessment District 96-01, not attached hereto, but incorporated herein by reference, lots of $\frac{1}{2}$ acre or less may have a $\frac{3}{4}$ inch meter installed unless owner chooses to upgrade the meter and pay the additional fees and charges. Lots greater than $\frac{1}{2}$ acre but less than 3 acres require one-inch meters to be installed. Lots in excess of 3 acres require a minimum $1\frac{1}{2}$ inch meter to be installed. Larger meters may be required by the District, in its sole discretion.
8. The District may require larger meters than the Assessment District 96-01 lot size criteria would dictate if the individual residence requires water service greater than can be accommodated by the standard $\frac{3}{4}$ inch meter irrespective of the lot size, in its sole discretion.
9. The potable water capacity fee will be based on the Fixture Unit Value as established by the International Association of Plumbing Mechanical Officials Uniform Plumbing Code per Article 13 of the District's Administrative and Ethics Code.
10. Applicant is required to comply with District Ordinance 280 for the mitigation of impacts to the District's Assessment District 96-1R. Ordinance 280 requires an executed agreement to request increased EDU's that this project requires. The Applicant is responsible for payment of all fees and charges as outlined in the executed agreement.
11. The project is required to use recycled water for irrigation and adhere to the Department of Environmental Health and Quality and Olivehain Municipal Water District rules and regulations for the use of recycled water.
12. The District has not declared a water shortage that restricts water usage or prohibits new water meters. The District's Board of Directors on July 20, 2016 adopted Resolution 2016-13 returning the District to a Level 1 Water Supply Shortage per Ordinance 427 rules, rates and regulations.

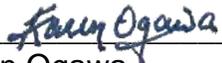
This letter of water availability pertains solely to the proposed project as described by Applicant, is not transferable to any other project, and is not transferable to any other owner or developer without written permission of the Board of Directors of the District. Any purported transfer, sale, or assignment of this Water Availability Letter without the prior written consent of the District renders this letter null and void.

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This letter automatically terminates, and is of no further force or effect, on the occurrence of: (1) August 24, 2022 without an approved tentative map; (2) termination of any tentative map; (3) termination of any final map; or (4) five years from the date of recordation of any final map.

OLIVENHAIN MUNICIPAL WATER DISTRICT

By: 
Karen Ogawa
Engineering Project Administrator

Attachment G – Ownership Disclosure



1 255

County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS2022-MUP-22-004

Assessor's Parcel Number(s) 267-061-31-00

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

- | | |
|----------------------------------|----------------------------------|
| <u>1. MCCRINK RANCH EJM, LLC</u> | <u>5. MCCRINK RANCH JKM, LLC</u> |
| <u>2. MCCRINK RANCH JEM, LLC</u> | <u>6. MCCRINK RANCH CTM, LLC</u> |
| <u>3. MCCRINK RANCH LAM, LLC</u> | _____ |
| <u>4. MCCRINK RANCH KRS, LLC</u> | _____ |

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

- | | |
|-----------------------------|-----------------------------------------------------------|
| <u>1. Edward J. McCrink</u> | <u>5. Joseph K. McCrink</u> |
| <u>2. James E. McCrink</u> | <u>6. Charles T. McCrink</u> |
| <u>3. Laurel A. McCrink</u> | <u>(Individuals listed here in Section B are the sole</u> |
| <u>4. Katie R. Shull</u> | <u>members of the corresponding LLCs in Section A.</u> |

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

RSF OLD COURSE ROAD, LLC, Attn: Andrew Gerber
Signature of Applicant

Digitally signed by Andrew Gerber
 DN: cn=Andrew Gerber, o=Belton Village, ou=Land Acquisition, email=agerber@beltonvillage.com, c=US
 Date: 2022.03.08 11:33:42 -0800

 Print Name

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 03-04-22

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123
 For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>